

# **LUDLOW TOWN COUNCIL**

## **A G E N D A**

### **REPRESENTATIONAL COMMITTEE**

To: All Members of the Council, Unitary Councillors; Press

**Contact: Gina Wilding, Town Clerk**  
**Ludlow Town Council, The Guildhall**  
**Mill Street, Ludlow, SY8 1AZ**  
01584 871970  
[townclerk@ludlow.gov.uk](mailto:townclerk@ludlow.gov.uk)

**Dispatch date: Thursday 10<sup>th</sup> July 2025**

You are summoned to attend a meeting of  
Representational Committee at  
The Guildhall, Mill Street, Ludlow SY8 1RZ  
on Tuesday 15<sup>th</sup> July 2025 at 7pm

*Gina Wilding*

Gina Wilding  
Town Clerk

### **Key Agenda Items:**

- **PLANNING APPLICATIONS**
- **TRAFFIC MANAGEMENT & ROAD CLOSURES**
- **PLANNING CONSULTATIONS**

**Public Open Session (15 minutes in total)** – Members of the public are invited to make representations to the Committee on any matters relating to the work of the Committee. The maximum time allotted per person is three minutes.

**1. HEALTH AND SAFETY**

Councillors and members of the public are to note that the fire exits can be found to the rear of the building and via the front door. The fire assembly point is on the pavement opposite the Guildhall. For fire safety purposes all Councillors should sign the attendance book and members of the public should sign the attendance sheet.

**2. RECORDING OF MEETINGS**

Under the Openness of Local Government Regulations 2014, recording and broadcasting, including blogging, tweeting and other social media is permitted during public session of Council meetings. The act of recording and broadcasting must not interfere with the meeting.

**3. APOLOGIES**

To receive apologies from committee members.

**4. DECLARATIONS OF INTERESTS**

To receive members' declarations of interests for:

- a) Disclosable Pecuniary Interest
- b) Declaration of conflicts of Interest
- c) Declarations of personal interest

*Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.*

**5. PUBLIC OPEN SESSION (15 minutes)**

Members of the public are invited to make representations to the Committee on any matters relating to the work of the Committee. The maximum time allotted per person is three minutes. The maximum time for this session if there are multiple speakers is 15 minutes. The public may not speak during the rest of the meeting.

**6. LUDLOW UNITARY COUNCILLORS SESSION**

Ludlow's Unitary Councillors are invited to provide a short update on Shropshire Council matters relating to Ludlow.

**7. MINUTES**

To approve as a correct record and sign the minutes of the Representational Committee meeting held on 17<sup>th</sup> June 2025.

**8. ITEMS TO ACTION**

To note the items to action of the Representational Committee on 17<sup>th</sup> June 2025.

**9. SHROPSHIRE COUNCIL DECISIONS PENDING**

To note the following pending decisions

<b>25/01869/TCA</b>	<b><u>The Croft , St Julians Avenue, Ludlow, Shropshire, SY8 1EU</u></b> Reduce by 50% new growth of 1no. Poplar (T1) and crown reduce by 30% to last pruning points 3no. Gingko Biloba (T2-4) within Ludlow (Gravel Hill) Conservation Area
<b>25/01910/FUL</b>	<b><u>9 Camp Lane, Ludlow, Shropshire, SY8 1EQ</u></b>

	Proposed replacement of existing conservatory with a new orangery and a small single storey rear extension, replacement of existing roughcast render with traditional lime render to external walls
<b>25/02090/TCA</b>	<b><u>Mill House, 23 Mill Street, Ludlow, Shropshire, SY8 1BG</u></b> Fell 1no Snake Bark Maple within Ludlow Conservation Area
<b>25/02091/TCA</b>	<b><u>Belvedere, 9 Julian Road, Ludlow, Shropshire, SY8 1HA</u></b> Fell 1no Thuja & reduce by 20% 1no Magnolia within Ludlow (Gravel Hill) Conservation Area
<b>25/02092/TCA</b>	<b><u>54 Corve Street, Ludlow, Shropshire, SY8 1DU</u></b> Remove one branch of 1no Eucalyptus within Ludlow Conservation Area
<b>25/01889/FUL</b>	<b><u>3 - 4 Market Street, Ludlow, Shropshire, SY8 1BP</u></b> Conversion and two storey extension to create 11 No. apartments
<b>25/01890/LBC</b>	<b><u>3 - 4 Market Street, Ludlow, Shropshire, SY8 1BP</u></b> Works to facilitate the conversion and two storey extension to create 11No apartments
<b>25/02040/FUL</b>	<b><u>26 Bell Lane, Ludlow, Shropshire, SY8 1BN</u></b> Erection of single storey rear extension
<b>25/02099/TCA</b>	<b><u>2 Warrington Gardens, Ludlow, Shropshire, SY8 1RP.</u></b> Fell 1no Holly within Ludlow (Galdeford) Conservation Area
<b>25/02177/TCA</b>	<b><u>The Lime House, 16 Lower Mill Street, Ludlow, Shropshire, SY8 1BH.</u></b> Remove two branches from 1no Silver Birch & fell 1no Crab Apple and replant with acer tree within Ludlow Conservation Area
<b>25/02178/TCA</b>	<b><u>12 St Marys Mews, Ludlow, Shropshire, SY8 1FG.</u></b> Reduce from 20ft to 12ft in height group of Leylandii within Ludlow Conservation Area
<b>25/02155/TCA</b>	<b><u>3 Friars Garden, Ludlow, Shropshire, SY8 1RX.</u></b> Crown reduce by max. 25% 1no. Purple Beech (T1) and fell 1no. Crab Apple (T2) within Ludlow (Galdeford) Conservation Area
<b>25/01145/LBC</b>	<b><u>Linney House , Linney, Ludlow, Shropshire, SY8 1EE.</u></b> Replacement of 8No. front facing sash windows with new sash windows of same appearance.

## 10. **SHROPSHIRE COUNCIL DECISIONS**

To note the following decisions.

<b>25/01742/TCA</b>	<b><u>8 Station Drive, Ludlow, Shropshire, SY8 2PQ</u></b> Re-pollard by 2m to previous points 1no Corkscrew Willow and 1no Willow & fell 1no Leylandii within Ludlow Conservation Area	<b>NO OBJECTION</b>
<b>24/04716/FUL</b>	<b><u>Junction Off A49, Ludlow</u></b> Installation of a new roundabout on the A49 junction North of Ludlow	<b>WITHDRAWN</b>
<b>25/01387/FUL</b>	<b><u>White Gates, St Julians Avenue, Ludlow, Shropshire, SY8 1ET</u></b> Erection of single storey rear extension	<b>GRANTED</b>
<b>25/01528/FUL</b>	<b><u>2 Linney Fields, Linney, Ludlow, Shropshire, SY8 1EE</u></b> Erection of detached outbuilding following demolition of existing, formation of pedestrian path	<b>GRANTED</b>

<b>25/02284/TPO</b>	<b><u>Ludlow Castle, Castle Square, Ludlow, Shropshire, SY8 1AY</u></b> Reduce canopy and crown lift to maintain sight lines for CCTV (See Photos) of 2no Yew protected by the Shropshire Council (Land at Castle House, Ludlow) Tree Preservation Order 2011 (Ref: SC/00071/11)	<b>GRANTED</b>
<b>25/01401/LBC</b>	<b><u>26 Bell Lane, Ludlow, Shropshire, SY8 1BN</u></b> Replacement of two non-original windows at rear of house	<b>GRANTED</b>
<b>25/01779/LBC</b>	<b><u>26 Bell Lane, Ludlow, Shropshire, SY8 1BN</u></b> Creation of new window on rear elevation	<b>GRANTED</b>

## 11. PLANNING APPLICATIONS

To consider and comment on all validated planning applications.

For full details of validated applications, please follow the link below and search Ludlow Town Council <https://pa.shropshire.gov.uk/online-applications/search.do?action=weeklyList&searchType=Application>

<b>25/02213/FUL</b>	<b><u>Proposed Residential Development South Of A49, Ludlow, Shropshire</u></b> Proposed earthworks pursuant to provision of roundabout associated with consented residential development approved under 13/03862/OUT <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXYN K2TDIN600">View online at: http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXYN K2TDIN600</a>
<b>25/02215/ADV</b>	<b><u>18 - 19 King Street, Ludlow, Shropshire, SY8 1AQ</u></b> Erect and display Item B Main fascia sign and Item C Projecting Sign <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXYN L0TDINA00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXYN L0TDINA00</a>
<b>25/02243/FUL</b>	<b><u>23 Green Acres, Ludlow, Shropshire, SY8 1LU</u></b> Roof extension to front elevation <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SY25X NTD0BN00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SY25X NTD0BN00</a>
<b>25/02145/FUL</b>	<b><u>Avon House, Henley Road, Ludlow, Shropshire, SY8 1QZ.</u></b> Demolition of existing rear extension and detached garage, and erection of new rear extension and attached garage <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXP0 XWTD0M200">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SXP0 XWTD0M200</a>
<b>25/02467/FUL</b>	<b><u>Winslade , Henley Road, Ludlow, Shropshire, SY8 1QZ.</u></b> Loft conversion <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SYSAI 9TDJ1Z00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SYSAI 9TDJ1Z00</a>

## 12. ROAD CLOSURE/TRAFFIC MANAGEMENT

To consider the road closures and traffic management listed below and online.

Road closures can be viewed at: <https://roadworks.org/> or <https://one.network/>

Date	Location	Traffic Management	Company	Work Description
15th September 2025- 19th September 2025	Whitcliffe Road & Killhorse Lane Ludlow	Road Closure-	Severn Trent water-	Site investigation including full width trial holes to determine ground conditions and asset location for mains renewal scheme. In conjunction with permit.
15 <sup>th</sup> September 2025 - 16 <sup>th</sup> September 2025 23:00 – 06:00	Sheet Road Ludlow	Road Closure-	Network Rail	Detailed Examination of Underbridge using ladders & Road Mounted MEWP.

**13. BUILDINGS, BUILDING LAND AND TREES**

To consider recent updates and / or provide information.

**14. LUDLOW BUS SURVEY**

To consider the survey in relation to the services provided by the Town Council.

**15. NEIGHBOURHOOD PLANNING**

To consider the government's withdrawal of funding for neighbourhood plans.

**16. STORM THE CASTLE CONSULTATION**

To consider and respond to the consultation

**17. GOVERNMENT CONSULTATION ON CHANGES TO BIODIVERSITY NET GAIN**

To consider and respond to the consultation.

**Membership**

Councillors Addis, Cowell, Gill, Ginger, Harris (Chair), Hepworth, Lyle, Owen, Parry, Scott Bell (Vice-Chair), and Tapley.

The next meeting of members of the Representational Committee  
will be held on Tuesday 19th August 2025

**Item 7**

**MINUTES**

## MINUTES

Minutes of a meeting of the **REPRESENTATIONAL COMMITTEE** held at the Guildhall Mill Street Ludlow on **TUESDAY 17<sup>th</sup> JUNE 2025 at 7pm.**

### **R/023 PRESENT**

Chair: Councillor Harris.

Councillors: Councillors Addis, Scott- Bell, Cowell, Gill, Ginger, Lyle, Owen, Parry, Tapley

Officers: Gina Wilding, Town Clerk  
Charlotte Ambrazas Committee Officer

### **R/024 ABSENCES**

Councillor Hepworth.

### **R/025 HEALTH AND SAFETY**

The Chairman informed Councillors, and everyone present, of the fire exits, fire assembly point and asked that everyone sign the attendance log.

### **R/026 RECORDING OF MEETINGS**

The Chairman notified those present that under the Openness of Local Government Regulations 2014, recording and broadcasting is permitted during public session of Council Meetings.

### **R/027 APOLOGIES**

Apologies were received from Councillor Hepworth (work commitments)

### **R/028 DECLARATIONS OF INTEREST**

#### Disclosable Pecuniary Interests

Cllr Scott-Bell	Item 17	Lives next door
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Conflicts of Interest  
None

Personal Interest

Cllr Addis	Item 20	Responded to Resident by email
Cllr Lyle	25/01869/TCA	Knows the applicant
	25/02090/TCA	Knows the applicant
	25/02092/TCA	Knows the applicant

**R/029 PUBLIC OPEN SESSION (15 minutes)**

There were no members of the public present.

**R/030 LUDLOW'S UNITARY COUNCILLORS QUESTION AND ANSWER SESSION**

Unitary Councillor Parry was present but had no updates.

**R/031 MINUTES****RESOLVED PA/ISB (8:0:2)**

To approve the minutes of 20<sup>th</sup> May 2025 as a correct record for the Chairman to sign.

**R/032 ITEMS TO ACTION****RESOLVED GG/TG (8:0:2)**

To note the items to action of 20<sup>th</sup> May 2025

**R/033 SHROPSHIRE COUNCIL DECISIONS PENDING****RESOLVED SB/DL (8:0:2)**

That the decisions pending by Shropshire Council be noted.

**R/034 SHROPSHIRE COUNCIL DECISIONS****RESOLVED PA/KC (8:0:2)**

That the decisions by Shropshire Council be noted.

Cllr Scott Bell left the meeting at 7:08 pm

**R/035 PLANNING APPLICATIONS**

**25/01779/LBC 26 Bell Lane, Ludlow, SY8 1BN**



**RESOLVED GG/KC (unanimous)**

To consider all three applications together.

**R/036 RESOLVED TG/DL (unanimous)**

To object to the creation of new window on rear elevation and the erection of single storey rear extension because the photographs referred to are not present, and there is not sufficient information to facilitate decision making.

Cllr Scott-Bell returned to the meeting at 7:17pm

**R/037 25/01869/TCA The Croft , St Julians Avenue, Ludlow, SY8 1EU**

**RESOLVED TG/KC (9:0:1)**

No Objection to the reduction by 50% new growth of 1no. Poplar (T1) and crown reduction by 30% to last pruning points 3no. Gingko Biloba (T2-4) within Ludlow (Gravel Hill) Conservation Area.

**R/038 25/01910/FUL 9 Camp Lane, Ludlow, SY8 1EQ**

**RESOLVED KC/TG (unanimous)**

No Objection to the proposed replacement of existing conservatory with a new orangery and a small single storey rear extension, replacement of existing roughcast render with traditional lime render to external walls.

**R/039 25/02090/TCA Mill House, 23 Mill Street, Ludlow, SY8 1BG**

**RESOLVED DL/KC (unanimous)**

To Object to the felling of 1no Snake Bark Maple within Ludlow Conservation Area for the following reasons

- i) No valid reason is given for the felling.
- ii) No replacement tree is offered.

**R/040 25/02091/TCA Belvedere, 9 Julian Road, Ludlow, SY8 1HA**

**RESOLVED SH/ISB (unanimous)**

No Objection to the felling of 1no Thuja, subject to replanting an indigenous tree.

No Objection to reduction by 20% of 1no Magnolia within Ludlow (Gravel Hill) Conservation Area, subject to work is done late September early October to protect the good health of the tree.

**R/041 25/02092/TCA 54 Corve Street, Ludlow, SY8 1DU**

**RESOLVED SH/TG (unanimous)**

No Objection to the removal of one branch of 1no Eucalyptus within Ludlow Conservation Area.

**R/042 25/01889/FUL 3 - 4 Market Street, Ludlow, SY8 1BP**

**RESOLVED PA/SH (unanimous)**

To Object to the conversion and two storey extension to create 11 No. Apartments for the following reasons:

- The proposal is an overdevelopment of a small site.
- It would create overcrowded development with very cramped living conditions.
- There would not be adequate bin space provision.
- The proposed development would overstretch the existing infrastructure including drainage, and sewage.
- There would be a lack of amenity space.
- It is out of keeping with the existing street scene.
- The SUDS report is inadequate.
- The protected species report is inadequate.
- There has been no change of use from commercial to residential use.
- The property has not been delicensed.

**R/043 25/01890/LBC 3 - 4 Market Street, Ludlow, SY8 1BP**

**RESOLVED SH/TG (unanimous)**

To Object to works to facilitate the conversion and two storey extension to create 11No apartments for the following reasons:

- The proposal is an overdevelopment of a small site.
- It would create overcrowded development with very cramped living conditions.
- There would not be adequate bin space provision.
- The proposed development would overstretch the existing infrastructure including drainage, and sewage.
- There would be a lack of amenity space.
- It is out of keeping with the existing street scene.
- The SUDS report is inadequate.
- The protected species report is inadequate.
- There has been no change of use from commercial to residential use.
- The property has not been delicensed.

**R/044 25/02099/TCA 2 Warrington Gardens, Ludlow, SY8 1RP.**

**RESOLVED GG/SB (unanimous)**

No Objection to Felling 1no Holly within Ludlow (Galdeford) Conservation Area

**R/045    25/02177/TCA The Lime House, 16 Lower Mill Street, Ludlow, SY8 1BH.**

**RESOLVED GG/SB (8:0:2)**

No Objection to remove two branches from 1no Silver Birch & fell 1no Crab Apple and replant with acer tree within Ludlow Conservation Area.

**R/046    25/02178/TCA 12 St Marys Mews, Ludlow, SY8 1FG.**

**RESOLVED GG/DL (unanimous)**

No Objection to reduce from 20ft to 12ft in height group of Leylandii within Ludlow Conservation Area

**R/047    25/02155/TCA 3 Friars Garden, Ludlow, SY8 1RX,**

**RESOLVED GG/DL (unanimous)**

No Objection to Crown reduce by max. 25% 1no. Purple Beech (T1) and fell 1no. Crab Apple (T2) within Ludlow (Galdeford) Conservation Area, and replace with indigenous tree.

**R/048    ROAD CLOSURE/TRAFFIC MANAGEMENT**

**RESOLVED ISB/KC (unanimous)**

For the Town Clerk under delegated authority, to contact Shropshire Council for more information on the 'Within the walls' Road Closure

**R/049    BUILDINGS, BUILDING LAND AND TREES**

**RESOLVED SH/ISB (unanimous)**

To maintain the pressure on Shropshire Council regarding 5 King Street through Ludlow's Unitary Councillor.

To get an update on the reported H&S concerns related to old trouser factory on Old Street.

**R/050    THE GOVERNMENT PROPOSES FURTHER REFORMS OF THE PLANNING SYSTEM IN ENGLAND**

**RESOLVED GG/KC (unanimous)**

To support Shropshire Council's Response as follows:  
to express apprehension regarding the potential erosion of democratic decision-making resulting from these reforms. The Council emphasizes the importance of maintaining appropriate democratic scrutiny in planning decisions to ensure that developments align with local needs and character.

That the scaling used in the proposed reforms is not appropriate to a town the size of Ludlow (pop: 10,0000).

**R/051 GOVERNMENT TO CONSULT ON REVISED NATIONAL PLANNING POLICY FRAMEWORK (NPPF) LATER THIS YEAR**

**RESOLVED TG/DL (unanimous)**

To note the consultation

**R/052 GOVERNMENT CONSULTATION ON REFORMING PLANNING COMMITTEES**

**RESOLVED GG/ISB (unanimous)**

To support Shropshire Council's concerns regarding these proposed reforms, that the Council emphasizes the importance of maintaining local democratic oversight in planning decisions. The Council is wary that increased delegation to planning officers and standardized committee structures may undermine the role of elected representatives and reduce community engagement in the planning process.

To further object to the flawed reform for the following reasons

- i) The proposed changes are not reflective of the different tiers of local authorities.

**R/053 GOVERNMENT CONSULTATION ON AMENDMENTS TO LEGISLATION ON VEHICLE REMOVAL, STORAGE AND DISPOSAL**

**RESOLVED GG/VP (9:1:0)**

To support the following changes to the legislation:

- Agree with reducing the seizure-to-disposal window (Section 59) from 14 days to 48 hours?
- Support moving from "working days" to "days"?
- Agree with harmonising all disposal timeframes to 7 days and the 48-hour rule under Section 59.
- To approve an inflation-linked increase.

**R/054 WILD-JUSTICE-LOST-NATURE-SUMMARY**

**RESOLVED RO/PA (9:0:1)**

To make a written representation to Shropshire Council that they enforce the five principles within the planning system.

**R/055 RESOLVED SH/ISB (unanimous)**

That principle no. 5 'To join an army of ecological enforcers' is consider by the Climate Action Group and a report comes back to committee.

**R/056    20 MPH SCHOOL SPEED LIMIT**

**RESOLVED GG/KC (unanimous)**

To support the 20mph speed limit to be enforced by the police and to support a zebra crossing to be installed at both Sandpits Road and Old Street.

**R/057    FISHMORE ROAD – PARKING PROBLEMS**

**RESOLVED GG/PA (unanimous)**

To wait to receive more information from the resident and undertake a public consultation.

Meeting closed at 8:58 pm

\_\_\_\_\_  
Chairman

Date

Closed Session minutes will not be issued.

**ITEMS TO ACTION**

**Representational Committee**  
**ITEMS TO ACTION**

**17.06.2025**

<b>REP meeting 17.06.2025</b>	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>		<b><u>DATE</u></b>	<b><u>STATUS</u></b>
REP/25/035	<b>R/035 <u>PLANNING APPLICATIONS</u></b>  <b><u>25/01779/LBC 26 Bell Lane, Ludlow, SY8 1BN</u></b>  <b><u>RESOLVED GG/KC (unanimous)</u></b> To consider all three applications together.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/036	<b>R/036 <u>RESOLVED TG/DL (unanimous)</u></b> To object to the creation of new window on rear elevation and the erection of single storey rear extension because the photographs referred to are not present, and there is not sufficient information to facilitate decision making.  Cllr Scott-Bell returned to the meeting at 7:17pm	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/037	<b>R/037 <u>25/01869/TCA The Croft , St Julians Avenue, Ludlow, SY8 1EU</u></b>  <b><u>RESOLVED TG/KC (9:0:1)</u></b> No Objection to the reduction by 50% new growth of 1no. Poplar (T1) and crown reduction by 30% to last pruning points 3no. Gingko Biloba (T2-4) within Ludlow (Gravel Hill) Conservation Area.	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/038	<b>R/038 <u>25/01910/FUL 9 Camp Lane, Ludlow, SY8 1EQ</u></b>  <b><u>RESOLVED KC/TG (unanimous)</u></b> No Objection to the proposed replacement of existing conservatory with a new orangery and a small single storey rear extension, replacement of existing roughcast render with traditional lime render to external walls.	Comments submitted to SC	CA	18.06.2025	Completed

**Representational Committee**  
**ITEMS TO ACTION**

**17.06.2025**

REP/25/039	<p><b><u>R/039 25/02090/TCA Mill House, 23 Mill Street, Ludlow, SY8 1BG</u></b></p> <p><b><u>RESOLVED DL/KC (unanimous)</u></b>          To Object to the felling of 1no Snake Bark Maple within Ludlow          Conservation Area for the following reasons          i) No valid reason is given for the felling.          ii) No replacement tree is offered.</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/040	<p><b><u>R/040 25/02091/TCA Belvedere, 9 Julian Road, Ludlow, SY8 1HA</u></b></p> <p><b><u>RESOLVED SH/ISB (unanimous)</u></b>          No Objection to the felling of 1no Thuja, subject to replanting an indigenous tree.          No Objection to reduction by 20% of 1no Magnolia within Ludlow (Gravel Hill) Conservation Area, subject to work is done late September early October to protect the good health of the tree.</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/041	<p><b><u>R/041 25/02092/TCA 54 Corve Street, Ludlow, SY8 1DU</u></b></p> <p><b><u>RESOLVED SH/TG (unanimous)</u></b>          No Objection to the removal of one branch of 1no Eucalyptus within Ludlow Conservation Area.</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/042	<p><b><u>R/042 25/01889/FUL 3 - 4 Market Street, Ludlow, SY8 1BP</u></b></p> <p><b><u>RESOLVED PA/SH (unanimous)</u></b>          To Object to the conversion and two storey extension to create 11 No. Apartments for the following reasons:          • The proposal is an</p>	Comments submitted to SC	CA	24.06.2025	Completed



**Representational Committee**  
**ITEMS TO ACTION**

**17.06.2025**

	<p>overdevelopment of a small site.</p> <ul style="list-style-type: none"> <li>• It would create overcrowded development with very cramped living conditions.</li> <li>• There would not be adequate bin space provision.</li> <li>• The proposed development would overstretch the existing infrastructure including drainage, and sewage.</li> <li>• There would be a lack of amenity space.</li> <li>• It is out of keeping with the existing street scene.</li> <li>• The SUDS report is inadequate.</li> <li>• The protected species report is inadequate.</li> <li>• There has been no change of use from commercial to residential use.</li> <li>• The property has not been delicensed.</li> </ul>				
REP/25/043	<p><b><u>R/043 25/01890/LBC 3 - 4 Market Street, Ludlow, SY8 1BP</u></b></p> <p><b><u>RESOLVED SH/TG (unanimous)</u></b>          To Object to works to facilitate the conversion and two storey extension to create 11No apartments for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is an overdevelopment of a small site.</li> <li>• It would create overcrowded development with very cramped living conditions.</li> <li>• There would not be adequate</li> </ul>	Comments submitted to SC	CA	24.06.2025	Completed

**Representational Committee**  
**ITEMS TO ACTION**

**17.06.2025**

	<ul style="list-style-type: none"> <li>bin space provision.</li> <li>The proposed development would overstretch the existing infrastructure including drainage, and sewage.</li> <li>There would be a lack of amenity space.</li> <li>It is out of keeping with the existing street scene.</li> <li>The SUDS report is inadequate.</li> <li>The protected species report is inadequate.</li> <li>There has been no change of use from commercial to residential use.</li> <li>The property has not been delicensed.</li> </ul>				
REP/25/044	<p><b><u>R/044 25/02099/TCA 2 Warrington Gardens, Ludlow, SY8 1RP.</u></b></p> <p><b><u>RESOLVED GG/SB (unanimous)</u></b>            No Objection to Felling 1no Holly within Ludlow (Galdeford) Conservation Area</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/045	<p><b><u>R/045 25/02177/TCA The Lime House, 16 Lower Mill Street, Ludlow, SY8 1BH.</u></b></p> <p><b><u>RESOLVED GG/SB (8:0:2)</u></b>            No Objection to remove two branches from 1no Silver Birch &amp; fell 1no Crab Apple and replant with acer tree within Ludlow Conservation Area.</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/046	<p><b><u>R/046 25/02178/TCA 12 St Marys Mews, Ludlow, SY8 1FG.</u></b></p> <p><b><u>RESOLVED GG/DL (unanimous)</u></b>            No Objection to reduce from 20ft to 12ft in height</p>	Comments submitted to SC	CA	18.06.2025	Completed

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	group of Leylandii within Ludlow Conservation Area				
REP/25/047	<p><b><u>R/047 25/02155/TCA 3 Friars Garden, Ludlow, SY8 1RX,</u></b></p> <p><b><u>RESOLVED GG/DL (unanimous)</u></b>            No Objection to Crown reduce by max. 25% 1no. Purple Beech (T1) and fell 1no. Crab Apple (T2) within Ludlow (Galdeford) Conservation Area, and replace with indigenous tree.</p>	Comments submitted to SC	CA	18.06.2025	Completed
REP/25/049	<p><b><u>R/049 BUILDINGS, BUILDING LAND AND TREES</u></b></p> <p><b><u>RESOLVED SH/ISB (unanimous)</u></b>            To maintain the pressure on Shropshire Council regarding 5 King Street through Ludlow's Unitary Councillor.</p>	Write to Shropshire Council Officer, Ludlow's Unitary Councillor and Portfolio Holder.	GW	18.06.2025	Ongoing
	To get an update on the reported H&S concerns related to old trouser factory on Old Street.	Follow up with SC.	CA		
REP/25/050	<p><b><u>R/050 THE GOVERNMENT PROPOSES FURTHER REFORMS OF THE PLANNING SYSTEM IN ENGLAND</u></b></p> <p><b><u>RESOLVED GG/KC (unanimous)</u></b>            To support Shropshire Council's Response as follows:            to express apprehension regarding the potential erosion of democratic decision-making resulting from these reforms. The Council emphasizes the importance of maintaining appropriate democratic scrutiny in planning decisions to ensure that developments align with local needs and character.</p>	Submit consultation response to central Government.	GW	07.07.2025	Complete

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	That the scaling used in the proposed reforms is not appropriate to a town the size of Ludlow (pop: 10,000).				<b>Complete</b>
REP/25/052	<p><b><u>R/052 GOVERNMENT CONSULTATION ON REFORMING PLANNING COMMITTEES</u></b></p> <p><b><u>RESOLVED</u> GG/ISB (unanimous)</b></p> <p>To support Shropshire Council's concerns regarding these proposed reforms, that the Council emphasizes the importance of maintaining local democratic oversight in planning decisions. The Council is wary that increased delegation to planning officers and standardized committee structures may undermine the role of elected representatives and reduce community engagement in the planning process.</p> <p>To further object to the flawed reform because the proposed changes are not reflective of the different tiers of local authorities.</p>	Submit consultation response to SLCC and central Government.	GW	07.07.2025	
REP/25/053	<p><b><u>R/053 GOVERNMENT CONSULTATION ON AMENDMENTS TO LEGISLATION ON VEHICLE REMOVAL, STORAGE AND DISPOSAL</u></b></p> <p><b><u>RESOLVED</u> GG/VP (9:1:0)</b></p> <p>To support the following changes to the legislation:</p> <ul style="list-style-type: none"> <li>• Agree with reducing the seizure-to-disposal window (Section 59) from 14 days to 48 hours?</li> <li>• Support moving from "working days" to "days"?</li> <li>• Agree with harmonising all disposal timeframes to 7 days and the 48-hour rule under Section 59.</li> </ul>	Submit consultation response to SLCC and central Government.	GW	26.06.2025	<b>Complete</b>

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	<ul style="list-style-type: none"> <li>To approve an inflation-linked increase.</li> </ul>				<b>Complete</b>
REP/25/054	<b><u>R/054 WILD-JUSTICE-LOST-NATURE-SUMMARY</u></b>  <b><u>RESOLVED RO/PA (9:0:1)</u></b> To make a written representation to Shropshire Council that they enforce the five principles within the planning system.	Write to Shropshire Council	GW	07/07/25	
REP/25/055	<b><u>R/055 RESOLVED SH/ISB (unanimous)</u></b> That principle no. 5 'To join an army of ecological enforcers' is consider by the Climate Action Group and a report comes back to committee.	Write to Shropshire Council	GW		
REP/25/056	<b><u>R/056 20 MPH SCHOOL SPEED LIMIT</u></b>  <b><u>RESOLVED GG/KC (unanimous)</u></b> To support the 20mph speed limit to be enforced by the police and to support a zebra crossing to be installed at both Sandpits Road and Old Street.	Write to Shropshire Council	GW		
REP/25/057	<b><u>R/057 FISHMORE ROAD – PARKING PROBLEMS</u></b>  <b><u>RESOLVED GG/PA (unanimous)</u></b> To wait to receive more information from the resident and undertake a public consultation.	Cllr Addis is in contact with the resident.  CA to check in with Cllr Addis prior to next agenda	CA		
REP meeting 20.05.2025	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>		<b><u>DATE</u></b>	<b><u>STATUS</u></b>
REP/25/014	<b><u>25/01145/LBC Linney House, Linney, Ludlow, SY8 1EE.</u></b>  <b><u>RESOLVED SH/GG (6:0:1)</u></b> To object to the replacement of 8No. front facing sash windows with new sash windows of same	Comments submitted to SC	CA	23.05.2025	<b>Completed</b>

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	<p>appearance, for the following reasons:</p> <p>i) That the windows should be repaired to maintain the historic fabric of the building as recommended by Historic England. This action is supported by information in a report in the document bundle that accepted it would be possible to repair the windows.</p>				
REP/25/015	<p><b><u>25/01528/FUL 2 Linney Fields Linney, Ludlow, SY8 1EE</u></b></p> <p><b><u>RESOLVED TG/DL (unanimous)</u></b></p> <p>To approve the removal of four trees subject to them being replaced with four indigenous trees.</p> <p>That there was no objection to the erection of detached garage following demolition of existing</p>	Comments submitted to SC	CA	23.05.2025	Completed
REP/25/016	<p><b><u>25/01742/TCA 8 Station Drive, Ludlow, SY8 2PQ</u></b></p> <p><b><u>RESOLVED DL/TG (7:1:0)</u></b></p> <p>To approve the re-pollarding to the previous pollard points of the Willows trees, and to approve the felling of the Leylandii subject to the planting of a replacement indigenous tree.</p>	Comments submitted to SC	CA	23.05.2025	Completed
REP/25/018	<p><b><u>BUILDINGS, BUILDING LAND AND TREES</u></b></p> <p><b><u>RESOLVED TG/RO (unanimous)</u></b></p> <p>To update the spreadsheet with the following:</p> <p>The water ingress into the ancient structure of Ludford Bridge through potholes be reported to Shropshire Council as an urgent matter due to the unseen deterioration that could be caused to the bridge.</p>	<p>Updated spreadsheet Email sent to SC.</p> <p>Response received and added to the spreadsheet.</p>	<p>CA</p> <p>GW</p>	22.05.2025	Complete

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REP/25/020	<p><b><u>INCINERATION PLANT LUDLOW</u></b></p> <p><b><u>RESOLVED</u></b> TG/GG (unanimous)          To restate the objections previously stated by the council as they remain unresolved, namely:</p> <p>i) The site is not suitable because it is too close to a residential area. it appears that the placement of the site has been decided because it is convenient for Shropshire Council as owners of the site, rather than for a strategic reason.</p> <p>ii) The process is largely untested, and any resultant air pollution will be taken into a residential area by the prevailing wind. This could put the health of residents, or their quality of life at risk.</p> <p>iii) The plant will increase the traffic in the area, and this is considered to be unacceptable in a largely residential area.</p>	Response emailed to Shropshire Council	GW	02.06.25	Complete
REP/25/021	<p><b><u>DANGEROUS TRAFFIC ON LOWER CORVE STREET</u></b></p> <p><b><u>RESOLVED</u></b> GG/KC (unanimous)          To write to Ludlow Safer Neighborhood Policing Team to stress that this local traffic problem needs to be dealt with through more intensive policing and issuing fines to offenders so that there is a deterrent that will change people's attitudes and actions.</p>	Email sent to police inspector and response communicated to Councillors and residents.	GW	23.05.25	Complete
REP/25/022	<p><b><u>EMPTY BUILDINGS</u></b></p> <p><b><u>RESOLVED</u></b> ISB / PA (unanimous)          To write to both Shropshire Council's Building Control officers to notify them of the town council's concerns that the poor state of the windows,</p>	<p>Email to SC Becky Jones</p> <p>Received confirmation that Owen Gore is the officer managing</p>	CA GW	23/05/2025	Complete

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	external plaster work, and roof tiles are hazardous to pedestrians in the narrow street below, and to request an inspection and an urgent works notice to be issued, and to ask Shropshire Council's Conservation Officer to investigate the poor condition of the listed building and put it on the 'at risk' register.	the case. The Council's concerns have been restated to OG.  Unitary Cllrs asked to support LTC's call for action.			
<b>REP meeting 08.04.2025</b>	<b><u>ITEM</u></b>	<b><u>ACTION</u></b>		<b><u>DATE</u></b>	<b><u>STATUS</u></b>
<b>REP/25</b>	<b><u>25/00860/TCA St Leonards Churchyard , Corve Street, Ludlow, SY8 1DL</u></b>  <b><u>RESOLVED GG/SH (unanimous)</u></b> No objection to the removal limb from 1no. Cypress (T1) and crown lift 3no. Yews (T3 and T4) (as per schedule) within Ludlow Conservation Area	<b>Comments submitted to SC</b>	<b>CA</b>	<b>09.04.2025</b>	<b>Completed</b>
<b>REP/25</b>	<b><u>25/00991/TCA 19 Broad Street, Ludlow, SY8 1NG</u></b>  <b><u>RESOLVED GG/AT (unanimous)</u></b> No objection to the felling 1no Katsura tree and replant with a native species within Ludlow Conservation Area	<b>Comments submitted to SC</b>	<b>CA</b>	<b>09.04.2025</b>	<b>Completed</b>
<b>REP/25</b>	<b><u>25/00554/FUL New Prospect , Julian Road, Ludlow, SY8 1HD.</u></b>  <b><u>RESOLVED AD/DT (unanimous)</u></b>  No objection to replacing garage door with bay window, erection of brick pierced fence within garden boundary, garden shed, change windows into French doors (north/south elevations)	<b>Comments submitted to SC</b>	<b>CA</b>	<b>09.04.2025</b>	<b>Completed</b>
<b>REP/25</b>	<b><u>25/01010/TCA The Bridge Inn , Corve Street, Ludlow, SY8 1DX</u></b>	<b>Comments</b>	<b>CA</b>	<b>09.04.2025</b>	<b>Completed</b>



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	<p><b><u>RESOLVED DT/RJ (unanimous)</u></b>  No objection to crown reduction by up to 50% 1no. Sycamore (T1) within Ludlow Conservation Area</p>	submitted to SC			
REP/25	<p><b><u>25/00878/FUL 4 Brand Lane, Ludlow, SY8 1NN</u></b></p> <p><b><u>RESOLVED GG/RJ (unanimous)</u></b>  No Objection to Fenestration alterations, ground level reduction to rear garden area and installation of york stone hard surfacing</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/00879/LBC 4 Brand Lane, Ludlow, SY8 1NN</u></b></p> <p><b><u>RESOLVED GG/RJ (unanimous)</u></b>  No objection to Rear fenestration and doors alterations, ground level reduction to rear garden area and installation of york stone hard surfacing, internal layout alterations including removal of the existing brick fireplace and installation of a new stove and surround to the dining room, removal of partition walls and ceiling adjustments including installation of roof insulation</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/00884/LBC Feathers Hotel , Bull Ring, Ludlow, SY8 1AA.</u></b></p> <p><b><u>RESOLVED GG/AT (unanimous)</u></b>  No objection to Installation of additional fire compartmentalization into the existing building</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/01054/TPO39 The Cliff Park , Halton Lane, Ludlow, SY8 2JF.</u></b></p> <p><b><u>RESOLVED GG/DT (unanimous)</u></b>  No Objection to reduce elongated southern limbs by 1.5m of 1no. Douglas Fir (T25) protected by The Council of the South Shropshire District Council (Cliffe Caravan Park, Dinham, Ludlow) TPO 2001 (SS/00058/01)</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/00966/FUL Spencer Manufacturing Co Ltd, Orleton</u></b></p>	Comments	CA	09.04.2025	Completed

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	<p><b><u>Road, Ludlow, SY8 1XF.</u></b></p> <p><b><u>RESOLVED GG/BW (unanimous)</u></b>  No objection to the proposed mixed use of Spencer Manufacturing unit as storage and distribution, retail, offices and complementary uses by St Michael's Hospice (Class B8 and E)</p>	submitted to SC			
REP/25	<p><b><u>25/00934/LBCLloyds Bank Plc, Bank House, 16 Broad Street, Ludlow</u></b></p> <p><b><u>RESOLVED GG/AT (6:0:1)</u></b>  No objection to the Proposed ATM and signage removal on a listed building</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/01015/LBCLloyds Bank Plc, Bank House, 16 Broad Street, Ludlow,</u></b></p> <p><b><u>RESOLVED GG/SW (unanimous)</u></b>  No objection to internal door repairs/upgrades with certain doors replaced with new designs</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/01074/FUL Holdgate , St Johns Lane, Ludlow, SY8 1PF</u></b></p> <p><b><u>RESOLVED GG/SH (unanimous)</u></b>  No objection to new dormer and rooflight, chimney alterations and amendment of ground floor window to a door</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/01241/TCA Stanton House, 41 Gravel Hill, Ludlow, SY8 1QR</u></b></p> <p><b><u>RESOLVED GG/RJ (unanimous)</u></b>  No objection to pollard to previous points at 1.5m 2no Sycamores within Ludlow (Gravel Hill) Conservation Area</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>25/01188/FUL Ludlow Rugby Football Club, Ludlow Rugby Club, Linney Ludlow SY8 1EE</u></b></p>	Comments	CA	09.04.2025	Completed

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	<p><b><u>RESOLVED GG/RJ (unanimous)</u></b>  To object for the following reason:  i)The proposal will detrimentally increase the volume of traffic on a very narrow lane for functions, and commercial events on non-match days.</p>	submitted to SC			
REP/25	<p><b><u>25/01175/LBC 50 Old Street, Ludlow, SY8 1NS</u></b></p> <p><b><u>RESOLVED RJ/SH (unanimous)</u></b>  To object for the following reasons:  i) There are conflicting statements regarding the type of materials to be used. It is described as like for like (wooden),and also described as UPVC and cast aluminium.  ii) The committee was also concerned that the written proposal does not reflect the plans.  ii) The committee would like the material used for the replacements to be wood.</p>	Comments submitted to SC	CA	09.04.2025	Completed
REP/25	<p><b><u>BUILDINGS, BUILDING LAND AND TREES</u></b></p> <p><b><u>RESOLVED GG/SW (unanimous)</u></b>  To update the spreadsheet with the following:  To report to Connexus that the right had free-standing wall (when travelling downhill) between the library to Tesco has collapsed.</p>	Updated	CA	09.04.2025	Completed
REP/25	<p><b><u>PAVEMENT LICENCE CONSULTATION - HARP LANE DELI.</u></b></p> <p>The following objection was sent to Shropshire Council licensing under delegated authority prior to the meeting due to the deadline of 12 noon on 8<sup>th</sup> April.</p> <p>Dear Sirs,</p> <p>Ludlow Town Council Objects to the proposed area 2 of the application from Harp Lane Deli.</p>	Comments submitted to SC	CA	08.04.2025	Completed

	<p>Reasons for the objection:</p> <ul style="list-style-type: none"><li>• Church Street is a pedestrian thoroughfare that is 3.5m wide. Aragon's café already has an approved seating area of 1 m wide opposite, so in a street that is 3.5m wide, two pavement permits of 1 m each only leaves 1.5 m width for pedestrians. It is therefore not workable to suggest that the responsibility for both Aragon's and Harp Lane Deli is that they must ensure a 2m distance between both sets of pavement licenses to ensure pedestrian access.</li><li>• Further to this, and as the attached photograph taken outside Aragon's on Friday shows, the 1m width is not complied with, so it is very likely that the two pavement permits will close off a main commercial thoroughfare, which means that business including the Rose and Crow Public house, The Church Inn, Ludlow Museum at the Buttercross, an art dealer, an antiques shop, the Mouse Trap Cheese shop, a pottery, and other businesses will lose trade because people will not be able to access them from the market area without rudely pushing past people eating their lunch, which would put most reasonable people off walking down Church Street.</li></ul> <p>Ludlow Town Council has no objection to the proposed area 1, which is already in existence and works well as an enhancement to the town.</p>				
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Item 13

**BUILDING BUILDING LAND AND TREES**

	<b>Buildings, Building Land and Trees Report</b>					
<b>DATE</b>	<b>Query</b>	<b>Action</b>	<b>Response</b>	<b>Further updates</b>		
30/07/2024	Cllr Thompson reported that the trees on Station drive need attention as it is overgrown therefore pedestrians are having to step into the road	31/07/2024	CA reported on SC interactive report it map - await response			
28/08/2024	Wicked Van Hire site on Weeping Cross – does the signage have permission and does the permitted use for the site include storage facilities.	28/08/2024	CA emailed SC await reply received 03/09/2024	<p>With regard to your email, the rebuilding of the wall is not a planning issue and I would suggest you contact the owner of the land directly to discuss this matter.</p> <p>The signage may not require planning permission, it would depend on the size and what its is advertising. The regulations regarding advertisements consents can be found via the following link: untitled (publishing.service.gov.uk)</p> <p>The use of the building as storage, it is unclear from your email what is being stored? Again it may be acceptable but without knowing what is being stored and the timescales I am unable to answer this query.</p> <p>Regards Elizabeth Griffiths Technical Support Supervisor (South Team) Development Management Places Directorate</p>		

28/08/2024	Wicked Van Hire site on Temeside – notify that the front wall has fallen down and needs to be rebuilt.	29/08/2024	CA emailed SC reply received 03/09/2024	<p>With regard to your email, the rebuilding of the wall is not a planning issue and I would suggest you contact the owner of the land directly to discuss this matter.</p> <p>The signage may not require planning permission, it would depend on the size and what its is advertising. The regulations regarding advertisements consents can be found via the following link:  <a href="#">untitled (publishing.service.gov.uk)</a></p> <p>The use of the building as storage, it is unclear from your email what is being stored? Again it may be acceptable but without knowing what is being sorted and the timescales I am unable to answer this query.</p> <p>Regards Elizabeth Griffiths  Technical Support Supervisor (South Team)  Development Management  Places Directorate</p>		
24/09/2024	Historical monument (well) and TPO on Livesey Road Ludlow	24/09/2024	to write to Shropshire Council log the well is in disrepair and damaged			

17/10/2024	Scaffolding at New Velvet Fern Building 16 King Street	17/10/2024	CA wrote to SC as scaffolding not on one network	<p>reply from SC Good afternoon,</p> <p>Thank you for contacting Shropshire Council, this is a Streetworks issue regarding scaffolding on the public highway.</p> <p>I apologise that this has pinged off the map as I was not able to extend it in time so it disappeared, but it is actually in place until at least November 1st , I will issue the license now, so it re-appears on the map again.</p> <p>It is likely that another extension may be required, however I will not be able to get confirmation (of duration) until sometime next week when the property owner is back in town. It is unfortunate the scaffold is still in place, but the work is related to the building's structural integrity, so this job will supersede any restrictions that are normally in place during the lead up to Christmas.</p> <p>If you like, I can give you an update once I hear back from the property owner.</p> <p>Kindest Regards,</p> <p>Soulla Maoudis Coordination Administrator, Streetworks, Shropshire Council</p> <p>01743 258 604 streetworks@shropshire.gov.uk Streetworks, 107 Longden Rd, Shrewsbury, SY3 9EL</p>		
22.10.2024	From Representational Committee on 22.10.2024 Street lights are out in the area of the Buttercross and on Broad Street	Report to Shropshire Council - not sure if done? KA				



02/01/2025	<p>Cllr B Waite reported Glenholme 21 Gravel Hill having a lot of work done to it, they appear to have taken out the back wall and have damaged a lot of the front glass windows which were old Victorian ones and I cannot find any record of planning permission being asked for or granted!</p> <p>It is major building works so they should have applied because it is in the conservation area</p>	CA contacted SC spoke to	<p>Hello Charlotte</p> <p>We do not have any planning applications for the property on our system.</p> <p>It obviously depends on what the development is as to if they do require permission, it may be that it falls under their permitted development rights and you can check this on the planning portal website. If you believe there is a breach of planning and wish for it to be investigated then you will need to fill in an enforcement request form which can be found on the Shropshire Council website - Submit a planning enforcement query   Shropshire Council</p> <p>Regards Sandy Stevenson Technical Support Officer (Southern) Planning Services Place Directorate</p> <p>planning.southern@shropshire.gov.uk 01743 258920</p>	<p>Hi Charlie,</p> <p>Changes to windows and doors can be done under permitted development rights, even within the conservation area. In terms of the works you mention to the rear, there are also permitted development rights for single storey rear extensions and other alterations within the conservation area, so it may be that it falls under those limits. If you think the works are outside of the permitted development rights then this would need to be reported formally via the planning enforcement form as Sandy has mentioned.</p> <p>Regards,Becky Rebecca Jones Senior Conservation &amp; Design Officer (South) Historic Environment Team Place Directorate becky.jones@shropshire.gov.uk</p>	CA completed form online alleged brach of planning 09/01/2025	
09/01/2025	24/03984/FUL Erection of single storey dwelling - was refused Cllr Ginger visited site and 2 trees have been removed	CA report to SC	CA completed form online alleged brach of planning	CA completed form online alleged brach of planning 09/01/2026	<p>Good afternoon,</p> <p>Thank you for your report which has been passed to the Tree Team.</p> <p>As there are no protected trees (under a TPO) and the site falls outside of any Conservation Area, our permission would not be required for any tree work. Therefore there is no enforcement issue for us to investigate.</p> <p>I am sorry we are unable to assist in this matter but thank you for querying it with us.</p> <p>Kind regards,</p> <p>Lucy Stanley Arboricultural Technician Tree Team, Natural &amp; Historic Environment</p> <p>01743 253811 (Direct) 01743 253333 (Tree Team)</p>	

14/01/2025	i) That Shropshire Council reinstate the cobbles that have been replaced with concrete, after utility works, on Broad Gate Broad Street and Brand Lane.	CA reported to Streetworks and await reply 16/01/2025	<p>Morning Charlie,</p> <p>Becky has shared the below email with the street works team,</p> <p>Item 1 – I will arrange to have the locations inspected to see if any of the reinstatements that fall within a 2 year guarantee period and if they do we will look to serve defects on the relevant Utility.</p> <p>Item 3 – This will be for the local highways team, I have copied in the relevant team but you may wish also to raise via fix my street.</p> <p>Kind regards, Richard.</p> <p>Richard Ealey Network Manager Team : Street Works</p>	<p>Good morning Charlie,</p> <p>To provide an update, our streetworks inspector has visited the site and we have found no outstanding utility trenches that are incomplete or that we are able to defect. We have noted that there are some areas that have been disturbed, however these need to weather to be able to blend in more.</p> <p>Sorry we cannot be of anymore help on this occasion.</p> <p>Kind regards, Richard.</p> <p>Richard Ealey Network Manager Team : Street Works Directorate : Place</p>		
14/01/2025	i) That Shropshire Council visit the site of the Old Trouser factory on Old Street to investigate concerns that the structure of the property is failing due to damage to the roof.	CA reported to Becky Jones who will investigate 15/01/2025 await reply	<p>They were concerned about the structural integrity of the building and that it's been left standing for so long – there currently is no works being done it appears the works have come to a standstill Thanks Charlie</p>	<p>Ok, thanks for letting me know.Regards, Becky Rebecca Jones Senior Conservation &amp; Design Officer (South) Historic Environment Team Place Directorate becky.jones@shropshire.gov.uk</p>	<p>16/01/2025 Hi Charlie, I have been in contact with building control who are looking into the matter and will carry out a visual site inspection. Regards, Becky Rebecca Jones Senior Conservation &amp; Design Officer (South)</p>	
14/01/2025	iii) That Shropshire Council repair the deteriorating potholes on Broad Street down to Ludford Bridge	CA reported to Streetworks and await reply 16/01/2025	<p>Morning Charlie,</p> <p>Becky has shared the below email with the street works team,</p> <p>Item 1 – I will arrange to have the locations inspected to see if any of the reinstatements that fall within a 2 year guarantee period and if they do we will look to serve defects on the relevant Utility.</p> <p>Item 3 – This will be for the local highways team, I have copied in the relevant team but you may wish also to raise via fix my street.</p> <p>Kind regards, Richard.</p> <p>Richard Ealey Network Manager Team : Street Works</p>	<p>Hi Charlie,</p> <p>I have been in contact with building control who are looking into the matter and will carry out a visual site inspection.</p> <p>Regards, Becky Rebecca Jones Senior Conservation &amp; Design Officer (South)</p>	<p>Good afternoon Charlotte, I can confirm that the potholes on Broad St have been logged, however, I am unable to confirm a date when the repairs will be undertaken. Best wishes, Lesley Keay Administration Officer Highway Maintenance customerfirst@shropshire.gov.uk 0345 678 9006</p>	

11/02/2025	Station Drive Parys Lane Dark Lane Parys Road		<p>I reported the issues on Dark Lane , Parys Road and near Station Drive to SC they have said</p> <p>We have looked into this issue and can advise that the work required will be completed in our programme of upcoming routine maintenance</p>	<p>I reported the issues on Dark Lane , Parys Road and near Station Drive to SC they have said</p> <p>We have looked into this issue and can advise that the work required will be completed in our programme of upcoming routine maintenance</p>	CA has emailed SC Customer First to get a copy of the programme of upcoming maintenance	<p>Good morning,</p> <p>It appears that these jobs were closed with the incorrect message as they have been actioned as reactive work and the appropriate job numbers have been linked to them.</p> <p>Best wishes,</p> <p>Highway Maintenance customerfirst@shropshire.gov.uk</p>
11/02/2025	Castle street car park roots of tree causing trip hazard		CA emaield SC			

11/02/2025	Cllr Gill asked has the Walnut Tree at St Johns got TPO ?			<p>Hello Charlotte,</p> <p>I have visited the housing association scheme and appraised all the trees to see whether they warrant a TPO. Whilst on site I met the scheme warden, who assured me that they had no plans for further tree felling at this time. The black walnut tree had been recently pruned, and in my opinion a decent job has been done.</p> <p>The felled sycamore tree (it might actually have been a Norway maple) was not protected so no notice or permission was required to be submitted or obtained beforehand.</p> <p>I have not yet had opportunity to analyse the findings of my site visit and decide whether a TPO is to be made and if so, on which trees. Our Tree Team Technicians will prepare the necessary documents and plans and relevant parties will be informed as and when a TPO is made.</p> <p>I hope this is sufficient to update your committee for the time-being.</p> <p>Many thanks, Martin</p> <p>Martin Sutton County Arboriculturalist Tree Team, Natural &amp; Historic Environment Place Directorate</p>	Update received and included TPO in report submitted for 08/04/2025 REP	
11/02/2025	8 King Street		Enforcement Officer appointed by SC 20/02/2025	<p>Further to your recent enquiry to the council, officers have investigated the matter and it has been established that the works identified in your enquiry amount to the following: Historic Environment have liaised with the owner and rectified the issue.</p> <p>The Council now consider the matter closed. Thank you for your assistance, if you require further information please contact the Council quoting the case reference and location address in this correspondence. 28/02/25</p>	signage changed	

07/05/2025	<p>Subject: Street Furniture - Parys Road, Ludlow.</p> <p>Hallo to who it may concern,</p> <p>Your attention is drawn to the sign shown in the attached, which has appeared at the northern end of Parys Road (SY8 1XX, / SO52421 75295) at the entrance to the development on the East side of Ludlow Primary School.</p> <p>The sign is inappropriate since it states that it is "residents access only". There is a public right of way adjacent to No 38 (Plot 10) that was approved and incorporated under Planning Application No 15/00071/FUL. Incidentally this ROW is currently blocked by a bolted wooden gate. None of the other private roads( Cold Weston Drive, St Milborough Close, Loughton Close, Wheathill Close, Bitterley Close and Cangeford Drive) all of which adjoin Parys Road, display such signs and neither do the residents enjoy house/house refuse collection and the luxury of street lighting as is the case with this "private" section of Parys Road.</p> <p>Could this be an updated version of "Passport to Pimlico"? Your help would be appreciated in getting this vulgar eyesore removed.</p>	send to SC	<p>Hi Charlie,</p> <p>This doesn’t sound like a planning matter. You might want to approach the public rights of way team though: Report a rights of way issue and feedback   Shropshire Council</p> <p>Regards,</p> <p>Becky</p>	CA contacted Public rights of way	<p>Thank you for your report on the 08.05.25 regarding an inappropriate sign at the junction of Ludlow Public Bridleway 22 and Public Footpath 23 near to the northern end of the publicly maintainable section of Parys Road. I also note that the report stated that a Public Rights of Way (PRoW) was obstructed by a bolted wooden gate. Your report was passed to me as the Rights of Way Officer that covers this area.</p> <p>Please accept my apologies for the delay in responding to you. Thank you for your patience.</p> <p>The report states, ‘There is a public right of way adjacent to No 38 (Plot 10) that was approved and incorporated under Planning Application No 15/00071/FUL.’ Looking at our digital working copy of the Definitive Map – the legal record of PRoW – there are no PRoW legally recorded as being located adjacent to no. 38 that is located at the northern end of this private road.</p> <p>Regarding the bolted wooden gate. I visited the location yesterday (04.06.25). I walked from where Public Bridleway 22 leaves St Margaret Road at grid reference SO 5229 7519 through to the junction between Ludford Public Footpath 7 and the A4117 in Rocks Green at grid reference SO 5260 7579. I did not come across any bolted wooden gates. Because of this, no further action will be taken regarding this element of the report.</p> <p>Regarding the inappropriate sign. I am not going to request that the landowner(s) removes or recites this sign. The reason for this is that I do not believe that the sign is inappropriate or misleading in its wording. Although this sign has been cited alongside a PRoW, it has not been aligned in such a way that its message is directed at the users of the PRoW. Whether the public are passing east or west along these highways, they do not come to meet this sign head on. The sign has been aligned so that those approaching the</p>	<p>Thank you for your email earlier this morning regarding matters on and in proximity to Parys Road, Ludlow. In response to the points made or questions raised by the customer. Street furniture</p> <p>If the customer would like a second opinion on whether the sign in question is necessary and/or suitable, then please ask him to raise his concerns with Shropshire Highways for one of their highways officers to look into this matter. That team can be contacted here - Report a highways fault or concern   Shropshire Council</p> <p>Footpath adjacent to No 38 (Plot 10) Looking at the documents relating to Planning Application No 15/00071/FUL, no legally recorded Public Right of Way (PRoW) was directly affected by the development in question at the development’s northern end.</p> <p>The Development Management Report - attached for reference - refers to Public Bridleway 22, Public Footpath 23 (both located at the southern end of the development) and ‘...informal footpath network.’ See section 6.6.2 on page 7 of this report.</p> <p>It appears that an informal walked route was present through part of the development site. This route was not legally recorded as a PRoW. Because of this, the route was not afforded any legal protection from a PRoW perspective. If the route had been legally recorded as a PRoW on the Definitive Map at that time, then as part of the development process, it could have been diverted to a new location to accommodate the dwellings that were being constructed. Provision for this is given in the Town and Country Planning Act 1990. Diverting to a new location a PRoW that is affected by development is a separate legal process to the planning process, but one that takes place concurrently and is completed by the team I sit in.</p> <p>Section 6.6.2 of the report goes on to state, ‘the path will remain ‘unofficial’...’ It appears that there was no intention for the amended route through the</p>
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	Regards, Roy Griffin.				<p>location from the publicly maintainable section of Parys Road to the south are directed to read the sign’s message and are made aware of the change in legal status of the route.</p> <p>As I am sure you are aware, a private road is a route with private vehicular rights and one which will be privately maintained. Private roads can and do coincide with Public Footpaths and Public Bridleways, as is the case where short sections of Public Bridleway 22 and Public Footpath 23 are located across this private road at the location in question.</p> <p>Based on the information available to me from my colleagues in Shropshire Highways who oversee the County’s road network, it also appears that the sign is accurate in its wording regarding the change in status from a highway maintainable at public expense to a private road at this location. According to the map available to me, the publicly maintainable section of Parys Road (highway reference number: U8538/15) ends at a location approximately 20-metres south of where the sign has been cited. Because of this, this report will not be referred to Shropshire Highways.</p> <p>The report states that the sign is a ‘...vulgar eyesore...’. I can not take action to have a sign removed based purely on its visual appearance.</p> <p>Whilst on site I did note that where Public Bridleway 22 and Public Footpath 23 meet, there is no PRow waymarking. To aid those unfamiliar with the route and to make clear the change in status of PRow at this location, I will liaise with the landowner to see if we can install a waymarker post or attach waymark discs to the posts of this new sign.</p> <p>Thank you for raising this matter with us. If you have any further questions or concerns about the PRow network in Ludlow, please don’t hesitate to contact me.</p>	<p>development to be dedicated as a PRow. Because of this, the route was not recorded, and should not have been recorded, on the Definitive Map of PRow.</p> <p>Looking through the records that are available to me, it does not appear that there was a lack of communication between Council teams on this matter. It appears that there was never any intention for the newly aligned informal footpath to be formalised and legally recorded and protected as a PRow. I can not comment on the reasoning for this.</p> <p>I have read condition 13 that is shown on pages 14 and 15 of the above-mentioned report. It would appear from the information provided by the customer that this condition is not currently being complied with if the route in question is now obstructed. As the route is an informal footpath and not legally recorded as a PRow, please ask the customer to raise their concern with Shropshire Council’s Planning Enforcement team. That team can be contacted here - <a href="#">Submit a planning enforcement query   Shropshire Council</a></p> <p>Location of signage - Public/Private road demarcation Please direct the customer to raise their concerns with Shropshire Highways via the web link given above as I am unable to answer these questions.</p> <p>PRow waymarking We have no record of a Public Footpath 7 in Ludlow on our working copy of the Definitive Map, so I am unsure of the location that the customer is referring to. In the vicinity of the location being discussed, there is Ludford Public Footpath 7 that is located through and alongside the newer development at Rockgreen on the opposite side of the A49, but I don’t believe that this is the PRow that the customer is referring to.</p> <p>No PRow waymarking would be installed on the informal footpath referred to above as it is not legally recorded as a PRow.</p>
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					<p>Many thanks.</p> <p>Regards, Phil</p> <p>Phil Bamber Rights of Way Officer (Legal Orders &amp; Enforcement) Rights of Way Team</p> <p>01743 251724 Phil.Bamber@shropshire.gov.uk</p>	<p>Many thanks.</p> <p>Regards, Phil</p> <p>Phil Bamber Rights of Way Officer (Legal Orders &amp; Enforcement) Rights of Way Team</p>
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20/05/2025	The water ingress into the ancient structure of Ludford Bridge through potholes be reported to Shropshire Council as an urgent matter due to the unseen deterioration that could be caused to the bridge.	CA raised potholes on Fix My street	no response 23/05/2025	<p>Ludlow Town Council are very concerned that the potholes and resultant cracks in the road surface of Ludford Bridge are permitting water ingress into the ancient structure of Ludford Bridge. The council would like repairs to be undertake as a matter urgent matter to prevent unnecessary deterioration to the ancient the bridge.</p> <p>I appreciate that potholes are a highways matter, but as the bridge is an important ancient structure, I thought that the council's concern should be shared with you.</p> <p>I have copied Highways into this email for completeness, and we will report it on fix my street.</p>	<p>Having reviewed the defects in question, I can confirm that the depth of the defects are not to the extent that any water would ingress into the bridge structure, however, our contractor has programmed these works for repair and will undertake these repairs asap.</p> <p>In future, can I request that you please report any defects or issues on the highway via Fix My Street at the following link  <a href="https://shropshire.gov.uk/roads-and-highways/report-a-highways-fault-or-concern/">https://shropshire.gov.uk/roads-and-highways/report-a-highways-fault-or-concern/</a> , or phone our customer service centre to report emergencies.</p> <p>Kind regards,</p> <p>Andrew Keyland  Highways Maintenance Manager  Shropshire</p>	
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20/05/2025	<p>Dear Becky</p> <p>On 20th May Representational Committee meeting, 5 King Street was discussed with the following decision R/022 EMPTY BUILDINGS RESOLVED ISB / PA (unanimous)</p> <p>To write to both Shropshire Council's Building Control officers to notify them of the town council's concerns that the poor state of the windows, external plaster work, and roof tiles are hazardous to pedestrians in the narrow street below, and to request an inspection and an urgent works notice to be issued, and to ask Shropshire Council's Conservation Officer to investigate the poor condition of the listed building and put it on the 'at risk' register.</p> <p>Please can you keep me updated</p> <p>Kind regards Charlie</p> <p>Charlotte Ambrazas</p> <p>01584 871970 07779121590 Cemetery Officer Henley Road Cemetery Ludlow, Committee Officer Representational Committee, Civic Events, Christmas Lights.</p>	<p>CA raised query / update from Becky Jones @ SC</p>	<p>Hi Both,</p> <p>I have forwarded your correspondence to my colleague Owen Gore who is dealing with this building. I believe a scheme of repairs has been agreed in the short term whilst the owners work up a more detailed scheme for submission as part of their listed building consent and planning application forthcoming.</p> <p>Regards,</p> <p>Becky</p> <p>Rebecca Jones Senior Conservation &amp; Design Officer (South) Historic Environment Team becky.jones@shropshire.gov.uk</p>	<p>(From Owen Gore 23/6/25 email to KP)Good afternoon Kim,</p> <p>With regards to this building, I have been in discussion with the owner and contractor for some time, to seek improvements and alterations to the property with the view of securing a long-term use for the building.</p> <p>In the shorter term, the Historic Environment team has agreed a patch repair to the render on the front elevation with the managing agent. The agent notified the Conservation Officer on Friday 13th June that they have now appointed a contractor to undertake this work and will be seeking to progress this as soon as possible. This will involve temporarily cordoning off part of the pavement below during working hours for safety reasons and, as such, the managing agent is currently seeking to obtain the relevant permit for this from our Street Works Team. Our last update from them on Wednesday 18th June, that they needed to apply for a formal licence and that the contractor was picking this up directly with the Highway Team.</p> <p>Cllr Boddington is also lobbying the agent to improve the appearance of the temporary obscuring of the grounding floor windows to make them look tidier.</p> <p>We have also been advised by the managing agent that they intend to submit applications for planning permission and listed building consent for a scheme to repair and refurbish the building at the end of the summer/ early Autumn. Subject to approval, they then intend to implement and complete the work ready for occupation next summer.</p> <p>I hope this update is of assistance to you.</p> <p>Kind regards</p> <p>Owen Gore Conservation Officer Historic Environment Team Planning Services</p>	<p>CA 10/07/25 emailed Owen Gore for update on dates</p>	

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**Item 14**

**LUDLOW BUS SURVEY**

# Minsterley Motors

Telephone 01743 791208 [www.minsterleymotors.co.uk](http://www.minsterleymotors.co.uk)

## Monday - Saturday - 701 Ludlow North Service

	701						703 Ludlow Service		701				
Notes		SH	STT							SH	STT		
Tourist Info Centre		08:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	15:10	16:10	17:15
School Grounds											15:25		
Railway Station		08:05	08:05	09:05	10:05	11:05	12:05	13:05	14:05	15:05	15:30	16:15	17:20
Henley Road Church		08:09	08:09	09:09	10:09	11:09	12:08	13:08	14:09	15:09	15:34	16:19	17:24
Rocks Green Est	07:30	08:15	08:15	09:15	10:15	11:15		13:11	14:15	15:15	15:40	16:25	17:30
Weyman Road	07:33	08:18	08:18	09:18	10:18	11:18	12:11	13:14	14:18	15:18	15:43	16:28	17:33
Bringewood Road	07:38	08:23	08:23	09:23	10:23	11:23	12:16	13:19	14:23	15:23	15:48	16:33	17:38
Sandpits Road	07:44	08:29	08:29	09:29	10:29	11:29	12:20	13:23	14:29	15:29	15:54	16:39	17:44
Clee View	07:47	08:32	08:32	09:32	10:32	11:32	12:23	13:26	14:32	15:32	15:57	16:42	17:47
St Julian Ave	07:50	08:35	08:35	09:35	10:35	11:35			14:35	15:35	16:00	16:45	17:50
Sidney Road							12:26	13:29					
Parys Road							12:29	13:32					
Tollgate Road							12:32	13:35					
Vashon Road							12:35	13:38					
Sheet road NFU							12:39	13:42					
Upper Galdford								13:44					
Tesco Station Dr	07:54	08:39	08:39	09:39	10:39	11:39		13:46	14:39	15:39	16:04	16:49	17:54
Steventon New Rd							12:44						
Old Street							12:50						
School Grounds			08:45										
Tourist Info Centre	08:00	08:45	08:55	09:45	10:45	11:45	12:56	13:52	14:45	15:45	16:10	16:55	

### Key

STT - School Term Times

SH - School Holidays

# Minsterley Motors

Telephone 01743 791208 [www.minsterleymotors.co.uk](http://www.minsterleymotors.co.uk)

## Monday - Saturday - 701 Ludlow North Service

Notes	702						703 Ludlow Service		702				
		SH	STT							SH	STT		
Assembly Rooms		08:00	08:00	09:15	10:15	11:15			14:15	15:00	15:10	16:15	17:15
Tourist Info Centre							12:00	13:00					
School Grounds											15:25		
Railway Station		08:05	08:05	09:20	10:20	11:20	12:05	13:05	14:20	15:05	15:30	16:20	17:20
Upper Galdford		08:08	08:08	09:23	10:23	11:23			14:23	15:08	15:33	16:23	17:23
Lower Galeford		08:09	08:09	09:24	10:24	11:24			14:24	15:09	15:34	16:24	17:24
Henley Road Church							12:08	13:08					
Rocks Green Est								13:11					
Weyman Road							12:11	13:14					
Bringewood Road							12:16	13:19					
Sandpits Road							12:20	13:23					
Clee View							12:23	13:26					
Sidney Road							12:26	13:29					
Parys Road							12:29	13:32					
Sheet rd		08:12	08:12	09:27	10:27	11:27			14:27	15:12	15:37	16:27	17:27
Murchison Place		08:16	08:16	09:31	10:31	11:31			14:31	15:16	15:41	16:31	17:31
Tollgate Road		08:20	08:20	09:35	10:35	11:35	12:32	13:35	14:35	15:20	15:45	16:35	17:35
Vashon Cl	07:40	08:23	08:23	09:38	10:38	11:38	12:35	13:38	14:38	15:23	15:48	16:38	17:38
Riddings Rd	07:42	08:25	08:25	09:40	10:40	11:40			14:40	15:25	15:50	16:40	17:40
Sidney Road	07:44	08:27	08:27	09:42	10:42	11:42			14:42	15:27	15:52	16:42	17:42
Sheet road	07:47	08:30	08:30	09:45	10:45	11:45	12:39	13:42	14:45	15:30	15:55	16:45	17:45
Weeping Cross				09:47		11:47				15:32	15:57		
Steventon road				09:49		11:49	12:44			15:34	15:59		
Weeping Cross				09:51		11:51				15:36	16:01		
Old Street				09:54		11:54	12:50			15:39	16:04		
Lower Galeford	07:48	08:31	08:31		10:46				14:46			16:46	17:46
Upper Galdford	07:49	08:32	08:32		10:47			13:44	14:47			16:47	17:47
Tesco Station Dr	07:53	08:36	08:36		10:51			13:46	14:51			16:51	17:51
School Grounds			08:40										
Tourist Info Centre							12:56	13:52					
Assembly Rooms	07:59	08:42	08:50	10:00	10:57	12:00			14:57	15:45	16:10	16:57	

Key  
STT - School Term Times  
SH - School Holidays

## Monday - Saturday - 703 Ludlow Town Service

Notes		
Tourist Info Centre	12:00	13:00
Railway Station	12:05	13:05
Henley Road Church	12:08	13:08
Rocks Green Est		13:11
Weyman Road	12:11	13:14
Bringewood Road	12:16	13:19
Sandpits Road	12:20	13:23
Clee View	12:23	13:26
Sidney Road	12:26	13:29
Parys Road	12:29	13:32
Tollgate Road	12:32	13:35
Vashon Road	12:35	13:38
Sheet Road	12:39	13:42
Upper Galdeford		13:44
Tesco Station		13:46
Steventon Road	12:44	
Old Street	12:50	
Tourist Info Centre	12:56	13:52

From 30<sup>th</sup> November 2024

## Ludlow Bus Users' Survey

May-June,2025

### Introduction

Following anecdotal reports concerning the Town's bus services, Ludlow 21's Sustainable Transport Group (STG) organised a user survey to further determine users' experiences since the revised 701,702 and 703 services were introduced. STG encourages sustainable travel and wants to assess how the new timetable is working out in the town.

The survey was carried out at the Ludlow Assembly Rooms (LAR) on Friday 30 May and Monday 2 June from 10:00 until 16:30. The venue was chosen because it is the departure point for the three services. LAR graciously offered the lobby space to STG as a community goodwill gesture which we appreciate.

Bus users and potential users of the three services were invited to offer their experiences. Representatives of Shropshire County Council, Ludlow Town Council and Minsterley Motors, the services operator, were informed of the event. Posters around the town, leaflets and news items in the local press publicised it.

### Scope of the survey

The survey concentrated on the 701,702 and 703 services which were the town buses affected by the revised schedule. ( PDF files of the timetables are included with this report).

Several users suggested that the scope of the survey was too limited. For example, a user from SY8 1EE expressed difficulty in finding buses to Hereford.

Members of STG agree and recommend a further survey will be necessary that would include all services operating from the town, not just within it.

### Methods

Bus users were asked to describe their experiences of the Ludlow town buses, 701, 702 and 703, including the school buses that share these services, by telling STG representatives as much or as little as they chose in response to the question: **How is the new bus schedule working for you?**

Bus users were interviewed as they arrived by members of Ludlow Sustainable Transport and, in some cases in the presence of Town Councillors Tapley, Harris and Parry. Councillor Lyle, the Mayor of Ludlow also called in to support the survey. Participants were asked whether they wished to provide their name and contact details or to remain anonymous.

They were first asked to describe their bus use as: *seldom, occasional, frequent, often, regular or daily*. Then, *whether having a bus service impacts your quality of life*, and whether a bus service was necessary for one or more of three essential factors:

- Access to services and medical appointments
- Obtaining practicalities of life such as groceries
- Enhancing social life

To help users assess whether the schedule is working, participants were shown a display containing several questions which could be used to frame their answers:

Timetable: Does the present timetable meet your needs?

Reliability: Do you feel confident the bus will run as scheduled?

Punctuality: Is the bus usually on time?

Bus shelters: Are they available at your stops and suitable for your needs?

Route: Is the route suitable for your needs?

Frequency: Does the bus run often enough?

### **Ludlow's Town Bus users**

A large proportion of the passengers on Ludlow's town buses are older, have mobility restrictions and often have shopping bags and trolleys. Parents with young children in buggies are fewer in number but still represent a significant proportion of the ridership. Most mainly wish to access the town centre from areas outside it for access to services such as health centres, shopping, library and social reasons. A demand exists for access to and from some areas such as the Leisure Centre which are not presently met.

34 users responded in person over the two days, with attendance details being recorded by the interviewers. Of these, 27 submitted handwritten comments. Three users preferred to submit their final responses by e mail.

### **Usage effects**

In terms of the three essential factors: *Access to services and medical appointments: obtaining practicalities of life* such as groceries and *enhancing social life*, 85% of respondents were frequent or regular town bus users. 65% of all users considered that they are affected by all three essential factors, 12% by two factors and 14% by one factor. 12% felt they were unaffected because they had reverted to using their car or walking, instead of using the bus since the timetable had changed. The biggest impact was having restricted access to attending medical services and such like (76%) followed by social aspects (62%) and grocery shopping (59%).

### **701 Ludlow North service (Monday to Saturday)**

Departure point for this service is normally named as the Assembly Rooms but is in fact Mill Street. The 701 Ludlow North service has been reduced from every 30 minutes to every hour or more. 'To keep to the previous timetable, it is claimed that more than a third of buses had to run late. The service had sometimes to be combined with the 722 because of driver shortages' (Boddington).

Departure point for this service is named as the Tourist Information Centre (TIC). However, its first trip departs from Rocks Green at 07:30 for the TIC which it leaves at 08:00. It afterwards departs hourly up to 11:00. At midday it becomes the 703 service and 13:00, resuming as the 701 at 14:00 until its last departure from there at 17:15. (*Minsterley Motors Timetable downloaded May 2025*).



The service runs from the Tourist Information Centre to the Railway station, Henley Road, Rocks Green, Weyman Road, Bringewood and Sandpits Road to Clee View, Julian Avenue and Tesco's on to the TIC. During term time the 08:00 calls at the school at 08:45.

Selected user comments:

'Why do the 701 and 702 leave at same time sharing the route for part of journey'?

'I don't know what I'd do without a bus'.

'The bus is vital to eke out my pension by accessing a variety of shops (*which are less expensive than neighbourhood convenience shop*).'

The decline in bus use since the timetable change is because of confusion. I now use the car or walk.

I can't get anywhere without one (a bus).

The accessibility of a regular town bus has practically been destroyed.

**702 Ludlow South service (Monday to Saturday)**

Departure point for this service is also normally named as the Assembly Rooms but is in fact Mill Street. Its first trip departs from Vashon Close at 07:40 to leave the Assembly Rooms at 08:00 and then at 09:15, 10:15 and 11:15 to become the 703 service at midday and 13:00, resuming as the 702 at 14:15 until its last departure from the Assembly Rooms at 17:15.

The core service runs from the Assembly Rooms to the Railway Station, Upper and Lower Galdeford, Sheet Road, Murchison Place, Tollgate Road, Vashon Close, Riddings, Sidney and Sheet Roads. During school term time, the 08:00 calls at the school at 08:40.

The stopping pattern for Weeping Cross, Steventon Road and Old Street, varies, only calling at Weeping Cross Lane etc at 09:47, 11:47, 15:32 and 15:57.

The stopping pattern for Lower and Upper Galdeford and Tesco at Station Drive also varies with calls at Lower Galdeford etc at 07:48, 08:31, 10:46, 14:46, 16:46 and 17:46.

Selected user comments:

'I'm unhappy with bus times for the 702-703 over lunch time. It doesn't work'.

The 3h 20m break in service at Steventon from 12:44 until 15:34/15:59 is unacceptable and poses a particular problem for elderly shoppers who have heavy bags to carry.

This service was reported as having been seen running 10 minutes early.

Users are afraid that infrequent service and consequent lack of use will result in the removal of some stops or the service itself being discontinued.

An 86-year-old person now frequently walks because the service is too infrequent to get her to where she needs to be.

One user is wary of using the NFU/Sheet Road stop when returning to town centre because of an unreliable service. 'I often walk home in despair'.

The timetable refers to another stop on Sheet Road, without saying exactly where.

The online timetable for this service is incorrectly titled '701 Ludlow North' when downloaded from the Minsterley Motors website.

### **703 service Ludlow Town Service (Monday to Saturday)**

This service was introduced with the intention of giving drivers their required rest breaks by combining the 701 and 702 services. There are only two lunchtime departures at 12:00pm and 13:00pm. This has not been a popular move with many people finding they have to wait two hours for a bus.

The routes were adjusted after receiving user feedback from the first few weeks of service.

The changes were:

12:00 service adjusted to call at Parys Road, Steventon and Old Street.

13:00 service adjusted to call at Vashon Close but not Steventon and Old Street.

This service is the only town service operating between 12:00 and 14:00.

The 12:00 service leaves the stop named as TIC at 12:00 calling at the railway station, Henley, Weyman, Bringewood and Sandpits roads, Clee View, Sidney and Tollgate Roads, Vashon Close, Sheet and Steventon roads and Old Street.

The 13:00 follows the above pattern but does not serve Steventon Road and Old Street. Instead, it travels with stops at Upper Galdeford and Tescos stores to arrive at the TIC at 13:52.

#### Selected user comments:

'The timetable is confusing'.

'It can be a busy service with buggies and shopping trolleys.'

Some avoid using this service by travelling earlier'.

### **General findings-all services**

#### Selected user comments:

'It was not perfect in the first place, but since the changes it has got a whole lot worse.'

‘I couldn’t manage without the bus ..., it’s essential because I’m disabled and partially sighted, ... it’s a lifesaver.’

Users feel aggrieved when they see the Park and Ride service passing them empty.

For some the bus is essential without which people would have to spend much more time and money on items such as groceries as they could only get to certain stores.

‘I used to use the bus as often as possible but now it’s impossible’.

### Communications

When Shropshire Council introduced the new services in October 2024, it failed to get new timetables in place and inform users.

Services are inadequate for several reasons: a new timetable is needed outside the Assembly Rooms and at every stop. The national smartphone app is tricky to use. Some use the app for the 701 but are unable to find the 702 or 703 services on it

Town buses do not always have service numbers displayed

The Assembly rooms stop needs renaming as *Mill Street* so the service can be found. STG recommend that this stop is reclassified as a bus stand to permit buses to park there for longer periods.

There is a lack of information about cancellations and re-routing

### Costs

Users accept that concessionary travel (Bus pass) is not valid until 09:30 but feel aggrieved that the first concessionary pick up from Bringewood is at 10:23 which means only later appointments in town are feasible.

### Facilities-shelters, seating and bus models

A shelter is badly needed for Aldi/Tesco’s-users. It is a heavily used stop, and users are frequently exposed to wind and rain. Many wait there with heavy shopping bags.

With longer waits for hourly buses at Mill Street more seating is needed. This is not designated as a ‘bus stand’ which means buses leave the stop at lunch time for another location which offers inadequate facilities for drivers.

Buses should display their service number and destination even when stopped so that users can identify which bus to catch

Where bus shelters exist, they often lack timetables.

Route maps indicating routes, direction that each service travels with bus stops marked are needed.

Some buses allow less space at the front of the bus. This affects safety in the use of shopping trolleys. STG suggests careful consideration should be given to choosing the model of buses serving the town due to the significant number of shopping trolleys and large shopping bags taken on these services. At times, these large items take up considerable space in the aisle making it awkward and, at times, unsafe to move into or off the bus. Therefore, buses with the largest capacity for shopping and front seating for those with reduced mobility are highly

recommended. For the same reason, buses without an internal step half-way down the main aisle are more practical generally.

Buses are more reliable now with fewer service interruptions due to breakdowns.

There are occasions when bus users have hailed a bus which fails to stop.

### Frequency

There is a strong consensus that service intervals should be 30 minutes. All users consider that a more frequent service than that offered is needed.

Single purpose return journeys into the town for a 2-hour activity are taking four and a half hours.

### Routing and stops-areas served and not served.

Several people mentioned that they are unsure where to wait whether in the town centre or at other stops.

Traders in town say that a service to the caravan park should be considered during route planning

Old Street is under-served and Fishmore Road has no service. One Old Street user prefers the bus to using his car because of parking difficulties in town centre.

### Timetable and use of services

Deficiencies in the timetable have resulted in some users deciding to use their car in future instead of the bus; some have decided to walk. One has had to change working hours to fit around the bus timetable

The town timetable is hard to understand and memorise

Inconvenient. Intervals are too short or too long to perform essential tasks such as shopping or medical appointments or to allow for a return trip

The 702 and 722 services which leave the Assembly Rooms (Mill Street) at same time covering same partial route should be staggered

There are no services on bank holidays, evenings and Sundays. The lack of later services is leading to social exclusion

### Minsterley Motors' drivers

Drivers are generally regarded as friendly and helpful, for example with lost property. They are considerate and show a concern for the welfare of their passengers.

Drivers were not surveyed as STG were cautious in not wanting to compromise them. However, they are in a unique position to provide in-depth knowledge, experience and understanding of the ridership and their needs, the route and timetable. They would be an invaluable asset in the preparation of a revised service.

For instance, there is a driver-generated timetable suggestion for a 30-minute passenger departure schedule but a 45-minute driver departure. This would allay the concern of one

survey participant who said the previous timetable was passenger- centred but the present one driver-centred. The proposal intrigued a few of the survey participants and energized a discussion about possibilities.

STG stress the sense of community on Ludlow town buses. Drivers are friendly, demonstrate concern for their passengers and want to deliver a good service. Passengers express concern for driver welfare and some specifically mention changes should not be at the expense of drivers. Passengers look after each other by assisting others on/off the bus, advising on the timetable, show good comradery at stops and on the bus, and check with each other about any of the 'regulars' who may be missing. This special and valued 'bus culture' endures even through the frustrations of an inadequate service.

**Conclusion: Ludlow's buses are an essential community service.**

Ludlow Sustainable Transport sees this report both as a call to arrest the recent decline in services, which it evidences, and as a basis for improvement to achieve the full benefits that bus services can offer Ludlow.

The town needs, and deserves, a workable bus timetable and routes that meet people's requirements with frequent, punctual and reliable services.

A 'bus culture'

This report must also be a voice for an unknown number of people who have become isolated, to a degree, in their homes. A few participants expressed concern for those they know who no longer take the bus into town. There is a deep concern for the welfare of these people who have not adapted to the new timetable and lack means to freely access other transport such as taxis.

Ludlow Sustainable Transport Group suggest that Shropshire Council transport planners accompany a daily bus user, nominated by the group, to experience current services. This offer by a few survey participants to host a Shropshire Council Transport representative to ride the buses with them is a sincere invitation with the practical aim of a solution-based discussion using specific examples. They are champions of bus use and would make useful ambassadors if utilized. They are willing to be contacted.

Then, after consultation with users' representatives and the service provider, to present an improvement plan to Council to correct the deficiencies and make the improvements highlighted in this report.

STG thank Town Councillors Harris, Lyle, Parry and Tapley for participating in the bus survey. Their attendance indicates an interest in sustainability issues and the welfare of town residents. Indeed, Councillors Harris and Tapley are regular bus users who have a deep understanding of the issue. They could be invaluable contributors in any consultative process revising the Ludlow town buses

A regular user summed up the need for this when he said: Ludlow's bus services are **'Not just a bus service to transfer people from A to B but a community resource which encourages and supports social interaction to provide a degree of security and comfort for many'**.

Ludlow Sustainable Transport Group

15 June 2025

**Item 15**

**NEIGHBOURHOOD PLANNING**



# Neighbourhood Plans Campaign Pack

## TEMPLATES TO HELP LOCAL COUNCILS

Neighbourhood Plans have been a cornerstone of localism, empowering communities to shape the development and growth of their areas. These plans play a vital role in ensuring that development in an area reflects local priorities and character.

Unfortunately, the Ministry of Housing, Communities and Local Government (MHCLG) has announced that it will cease commissioning new neighbourhood planning support services for the period beyond March 2025.

The withdrawal of funding and support services is disastrous news for Neighbourhood Plans. Without access to grants and expert guidance, many local councils will struggle to progress or initiate Neighbourhood Plans.

To this end we have produced a pack that contains a briefing note, a template motion your council can debate and a template letter that the council or individual councillors can send to their local MP.

We hope that you are able to support our efforts to ensure continued support for Neighbourhood Plans.

If you need any further helps please get in touch.

**Herefordshire Association of Local Councils**

**Shropshire Association of Local Councils**

**Staffordshire Parish Councils' Association**

**Warwickshire Association of Local Councils**

**Worcestershire Association of Local Councils**

**WORCESTERSHIRE  
CALC**





## **Draft Motion: Future of Neighbourhood Planning Support Services**

### **Resolution Calling on the Government to Provide Dedicated Funding for Neighbourhood Plans**

Ludlow Town Council acknowledges that:

- Neighbourhood planning empowers local communities to shape the development and growth of their areas through the creation of Neighbourhood Plans.
- The preparation of Neighbourhood Plans requires significant time, expertise, and financial resources, often placing a burden on parish and town councils.
- Neighbourhood Plans contribute to more democratic, locally informed planning decisions and support the delivery of sustainable development aligned with community needs and aspirations.

Therefore, it is Resolved to -

1. Call upon His Majesty's Government to provide increased and sustained funding to support the development, review, implementation and maintenance of Neighbourhood Plans.
2. Request that the Government ensures funding is accessible to all communities, to promote inclusivity and fairness in the planning process.
3. Write to Stuart Anderson MP and the Rt Hon Angela Rayner MP, Secretary of State for Housing, Communities, and Local Government to communicate this resolution and advocate for enhanced support for neighbourhood planning



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## Briefing Note: Future of Neighbourhood Planning Support Services

**Subject:** Implications of MHCLG Funding Changes on Neighbourhood Planning Support

**Date:** 18 June 2025

### Purpose:

To provide an update on the future of neighbourhood planning support services in light of recent communication from the Ministry of Housing, Communities and Local Government (MHCLG), and to reaffirm the importance of neighbourhood planning in shaping local development.

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### Background

Neighbourhood planning has been a cornerstone of localism, empowering communities to shape the development and growth of their areas. Since its inception, over 2,400 communities have initiated neighbourhood plans, with more than 1,000 plans successfully passing referendums. Many of these have been in the West Midlands Region and here in Shropshire and Telford & Wrekin. These plans have played a vital role in ensuring that development reflected local priorities and character.

The success of neighbourhood planning has been underpinned by a robust support system, including grants and technical assistance, which has enabled communities—often with limited resources—to engage meaningfully in the planning process.

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### Current Situation

MHCLG has informed us that, due to the outcomes of the recent Spending Review, they are unable to proceed with commissioning new neighbourhood planning support services for the period beyond March 2025. As a result:

- **No new applications** for grants or technical support will be accepted.
- **Existing technical support packages** will be completed by March 2025, with the ability to extend delivery until March 2026 depending on individual needs.

- **Support for the Champions Network and learning opportunities** will cease with immediate effect.

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## Implications

The withdrawal of funding and support services presents significant challenges for communities currently developing or considering neighbourhood plans. Without access to grants and expert guidance, many groups may struggle to progress or initiate plans, potentially undermining the momentum built over the past decade.

Without funding, the majority of town and parish Councils will be unable to review their existing NPs. According to para 14 of the NPPF (Dec 2024), NPs are only considered up to date when they have been adopted or reviewed within 5 years. Without the necessary funding to keep plans up to date there is a risk losing all of the work and investment to date in NPs.

This change also impacts the broader ecosystem of neighbourhood planning, including the Champions Network, which has played a critical role in mentoring and inspiring new groups.

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## The Importance of Continued Support

Neighbourhood planning remains a vital tool for community empowerment and democratic engagement in planning. It contributes to:

- **Local ownership** of development decisions
- **Better quality and more sustainable outcomes**
- **Stronger community cohesion and resilience**

Ensuring continued support—whether through alternative funding mechanisms, local authority engagement, or third-sector partnerships—is essential to maintain the integrity and accessibility of the neighbourhood planning process and an essential tool to give local communities more of a say in how development affects its area.

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## Conclusion and Next Steps

The development and adoption of Neighbourhood Plans are still important, and the sector needs to champion their value. Funding to enable new NP's to be developed and maintain existing NP's is still critical and we need to persuade MHCLG to continue with financial support to encourage other communities to adopt a similar approach

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## **SLCC and the National Association of Local Councils (NALC) are Disappointed at the Government's Decision to Axe Funding for Neighbourhood Planning**

17 June 2025

We are bitterly disappointed by the Ministry of Housing, Communities and Local Government's (MHCLG) decision to stop funding for the neighbourhood planning support programme.

This decision is a significant setback for localism and the highly successful neighbourhood planning initiative, which saw parish and town councils at the heart of the 2,400 communities, with more than 1,000 plans approved at referendum.

Locality, the membership organisation commissioned by MHCLG to deliver the support programme, has [published the statement](#) below and issued information to bodies receiving support.

MHCLG has informed us that, because of the spending review, they cannot proceed with commissioning new neighbourhood planning support services for 2025 onwards. Unfortunately, this means that we cannot receive applications for new grants or technical support. We will complete all technical support packages agreed by MHCLG by the end of March 2025, and we have until the end of March 2026 to do so, depending on the timetable for each package. We want to thank you for the role you have played as a neighbourhood planning champion in promoting the value of neighbourhood planning and supporting groups in developing neighbourhood development plans or thinking about what is right for them. Neighbourhood planning is an undeniable success, with over 2,400 communities having initiated neighbourhood plans and more than 1,000 plans having been successful at referendum. We are proud to have worked with you and supported so many groups through the process. We know it will be difficult for some groups to progress their plans in light of this news, and unfortunately, we are not able to support the Champions Network and other learning and development opportunities from now on. We wish you all the best for the future and again thank you for everything you have done. If you have any more questions about this, please can you submit them via the [neighbourhood planning advice service](#) so I can then allocate out to chartered planner colleagues accordingly.

We are currently engaging with NALC, Locality, and other organisations involved in supporting neighbourhood planning. We will provide further information as it becomes available and will continue making representations to the government.

SLCC is supporting NALC in seeking clarification about the broader future of Neighbourhood Planning initiatives and about funding to local planning authorities to support their duty to take Neighbourhood Plans to referenda.

**Item 16**

**STORM THE CASTLE CONSULTATION**

**Storm The Castle 2026: Consultation Paper**  
**Proposal to Relocate the Race Hub to Ludlow Castle**  
**Proposed Date: Sunday 17th May 2026**

### **Overview**

Storm The Castle is an established and much-loved duathlon that attracts athletes from across the UK. Traditionally, the event has combined Ludlow's stunning historic backdrop with a challenging course split between **Ludlow Rugby Club** and **Ludlow Castle**.

For 2026, we propose moving all key elements of the event—including registration, start/finish line, transition zone, and event village—entirely within **Ludlow Castle**.

### **Strategic Rationale**

Participation in Storm The Castle has declined significantly, from 350 competitors in 2019 to just 85 entrants in 2025. This proposal aims to reverse that trend by:

- **Raising the profile of the race** by making full use of the iconic Ludlow Castle setting, creating a high-impact experience for competitors and spectators alike.
- **Supporting a bid for British Triathlon Age Group Qualifying Event status**, enhancing the race's prestige and appeal to serious athletes.
- **Improving event cohesion and atmosphere** by hosting all key components in one historic venue—providing easier logistics, better branding opportunities, and increased media appeal.

### **Stakeholder Consultation**

We are actively consulting with the following stakeholders to assess the feasibility and impact of this proposed move:

- **Ludlow Castle Management** – to evaluate capacity, infrastructure requirements, and heritage considerations
- **Shropshire Highways** – to plan access, road closures, and ensure public safety
- **Shropshire Council** and **Ludlow Town Council** – to explore licensing, planning, and local impact
- **British Triathlon** – in support of our Age Group Qualifying Event bid and to ensure alignment with national standards

We are committed to working in close partnership with all parties to ensure the event benefits Ludlow and its community, while protecting the historic and civic value of the location.

### **Anticipated Benefits**

- Increased participation and wider national appeal
- Stronger bid credentials for British Triathlon endorsement
- Greater visibility for Ludlow as a sporting destination
- Boosted footfall and trade for local businesses
- Improved spectator experience and event logistics

### **Anticipated Challenges**

Item 17

**GOVERNMENT CONSULTATION ON CHANGES  
TO BIODIVERSITY NET GAIN**

# The Government Consults on Changes to Biodiversity Net Gain

4 June 2025

BNG is a way of creating and improving natural habitats. BNG makes sure qualifying development has a measurably positive impact ('net gain', normally of at least 10%) on biodiversity, compared to what was there before development. It only applies in England.

NSIPs are officially recognised large scale major development projects in England and Wales such as roads, reservoirs, railway lines, airports, power generating stations etc.

The government has published two related consultations proposing changes to the operation of biodiversity net gain (BNG).

- The first looks at the implementation of BNG for nationally significant infrastructure projects (NSIPs). One of the main proposals is to delay its implementation for NSIPs for about six months until May 2026.
- The second consultation looks at the implementation of BNG for minor, medium and brownfield development and includes options aimed improving this.

SLCC intends to respond to both consultations. If you would like to contribute to our response, please send your comments by email to Andrew Towlerton, SLCC National Planning Advisor, at [Andrew.Towlerton@slcc.co.uk](mailto:Andrew.Towlerton@slcc.co.uk) or Andrew Maliphant, SLCC Environmental and Sustainability Advisor at [andrew.maliphant@slcc.co.uk](mailto:andrew.maliphant@slcc.co.uk) by close of play Monday 14 July 2025.

**More information about the first consultation**, which closes on 24 July 2025, can be found [here](#).

## Objectives

- Require **mandatory BNG**—a minimum **10% net gain** in biodiversity—for NSIPs (projects consented under the Planning Act 2008).
- Ensure NSIP rules are **consistent with other planning regimes** (via TCPA) while tailored to large-scale and complex infrastructure projects.

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## Key Proposals

### 1. Scope, Timing & Exemptions

- BNG will apply to all NSIPs except developments involving **irreplaceable habitats**.



- The regime is **targeted for full implementation by November 2025**, aligning with similarly timed TCPA developments; a **two-year lead-in** allows for design and planning integration.
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## 2. Biodiversity Gain Statements

- NSIP developers must submit a **biodiversity gain statement** and **metric-based gain plan** when seeking consent.
  - These statements:
    - Define the 10% net gain objective.
    - Clarify how gains are calculated (via habitats baseline and metric).
    - Require developers to **demonstrate compliance** during the planning consent process.
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## 3. On-Site & Off-Site Gains; Portfolio Strategy

- On-site and off-site biodiversity gains must be **recorded in a national BNG register**, similarly to the TCPA system.
  - Developers may use **off-site gains** from their estates or a biodiversity credit **portfolio approach**, aiding large-scale rollout.
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## 4. Baseline Dates & Avoiding ‘Clearance Rush’

- If habitat quality has degraded since **January 2020**, then **pre-degradation conditions** will be used as the baseline—preventing deliberate destruction to avoid higher mitigation obligations.
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## 5. Templates, Guidance & Potential Land Acquisition

- Defra will issue:
    - Standard **templates for biodiversity statements** and **management/monitoring plans**;
    - **Guidance** on best-practice implementation.
  - While no **new compulsory purchase powers** are introduced, the government may encourage **land acquisition** when appropriate—within mitigation hierarchy norms.
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## Options Presented for Consultation

Issue	Option A: Maintain Status Quo	Option B: Enhanced BNG Requirements
<b>Scope &amp; Exemptions</b>	Broad NSIP coverage, no exemptions	Special treatments for irreplaceable habitats only
<b>Timeline &amp; Transition</b>	Start by Nov 2025 meet minimal lead-in	Bring in freestanding Biodiversity Gain Statement sooner
<b>On-site vs Off-site Gains</b>	Record off-site in a national register	Encourage/exemplify estate-based portfolios for efficiency
<b>Baseline Degradation Handling</b>	Use current habitat values	Use pre-Jan 2020 baseline if degraded to prevent gaming
<b>Templates and Guidance</b>	Rely on existing TCPA guidance	Issue NSIP-specific templates and guidance now
<b>Compulsory Purchase</b>	No new powers, conventional routes apply	Encourage guided acquisition aligned with mitigation hierarchy

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## Next Steps

- After consultation, government plans to publish **draft Biodiversity Gain Statement(s)** for NSIPs in 2025, opening further consultation.
- NSIPs accepted for examination **after Nov 2025** will have to comply with the BNG regime.
- Expect **detailed guidance and templates** ahead of implementation.

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## Summary

- **Mandatory 10% biodiversity uplift** will be applied to NSIPs.
- A **consistent but specialist NSIP model** aligns with TCPA but includes enhancements such as baseline protections and national registers.
- Consultation options range from timing and reporting details to use of credit mechanisms and guidance provisions.

The **second consultation**, which also closes on 24 July 2025, can be found [here](#).

## Objectives

- Ensure the **10% biodiversity net gain** requirement is **proportionate and practicable** for smaller developments and brownfield sites.
  - Ease administrative burdens on **SME developers** and **local planning authorities (LPAs)** while preserving environmental ambitions.
-

## Core Proposals & Options

### 1. De Minimis Exemption

- Exempt very small habitat losses: below **25 m<sup>2</sup>** or **5 m linear** habitat, **excluding priority habitats**.
- Applies to **minor developments, householder applications**, and **self-build** projects.

### 2. Small-Sites Metric & Transition Period

- Introduce a **simplified metric tool** tailored for sites deemed “small.”
- Extend the transition period for small sites to **April 2024** (from November 2023).

### 3. Exemptions List

- Proposals include exemptions for:
  - Householder applications
  - De minimis habitat losses
  - Biodiversity gain sites
  - Small-scale self-build/custom housing

### 4. Simplification via Templates & Digital Tools

- Explore:
  - **Simplified BNG planning templates**
  - **Spatial habitat maps** (supporting Local Nature Recovery Strategies)
  - **Online training**
  - **Metric tool improvements**
  - **Digital administration support**

### 5. Brownfield Sites

- Confirmed that brownfield redevelopments **will not be exempt**—BNG requirement applies.

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## Summary of Options

Theme	Option A: Status Quo	Option B: Simplify/relax for small/medium sites
Habitat loss threshold	No de minimis exemption	Exempt if below 25 m <sup>2</sup> or 5 m linear (non-priority habitats)

Theme	Option A: Status Quo	Option B: Simplify/relax for small/medium sites
Transition timing	November 2023 for all	April 2024 for small sites
Applications exempted	Householders only	<ul style="list-style-type: none"> <li>minor, self-build, de minimis habitat-loss schemes</li> </ul>
Process complexity	Full metric & plan requirement	Simplified metric/plans/templates, digital support
Brownfield developments	Fully covered	Still in scope—no exemption

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## Impacts & Considerations

- **Burden reduction:** Small developers and LPAs benefit from lighter obligations and longer preparation time.
  - **Risk:** Excessive exemptions (like full minor development carve-outs) could significantly weaken biodiversity outcomes—potentially losing **500–1,500 ha** gain per year.
  - **Consistency:** Measures like templates, tools, and mapping aim to streamline compliance without compromising biodiversity gain.
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## Next Steps

- Consultation is ongoing—responses will influence final regulations.
  - If adopted, regulations will include de minimis exemptions, extended transition for small sites, and simplified tools/templates.
  - Developers and LPAs should prepare for:
    - April **2024** deadline for small sites
    - Continued requirement for **10% gain** and habitat-loss accounting for other developments
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## Bottom Line

This consultation seeks the right **balance between environmental ambition and practical delivery**: ensuring smaller and brownfield developments remain feasible, while guarding against undermining biodiversity objectives. The main flexibilities under consideration include **de minimis exemptions**, **extended timelines**, and **simplified compliance tools**—without diluting the mandatory 10% net gain.

