

Design Statement of Common Ground.

Land to the East of Tilstock Road, Tilstock, Shropshire

Between

Boningale Developments Limited

&

Shropshire District Council

Date: 22/09/2025 | Pegasus Ref: P24-1425

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1. Introduction

- 1.1. This Design Statement of Common Ground ("**SoCG**") is between Pegasus Group (acting on behalf of the Appellants – Boningale Developments Limited) and Shropshire District Council ("The Council").
- 1.2. It relates to a Planning Appeal made pursuant to Section 78 of the Town and Country Planning Act 1990, against the Council's non-determination of planning permission for 'Residential development of 70 dwellings including access, open space, landscaping and associated works' (the "**appeal scheme /scheme**") at Land to the East of Tilstock Road, Tilstock, Shropshire ("**the site/appeal site**").
- 1.3. The purpose of this Design SoCG is to identify the areas where the principal parties (the Appellants and Council) are in agreement and in disagreement.

2. Areas in Agreement (in addition to other SoCG)

Pattern and Growth

- The pattern of urban growth within the village includes ribbon development, infilling and expansion with development densities typically over 20 dph.
- Since 1973 the growth of Tilstock has been both to the north of the village along the boundary to the appeal site (Tilstock Close, Crabmill Meadows) and to the south of Tilstock Road infilling the historic gap between the village core, ribbon development (Churchfield) and the extension into the rural fields at the eastern edge of the settlement on Tilstock Lane (Pastures).
- Recent developments (post 2000) have a compact pattern and form, characterised by a regular, ordered layout and close set dwellings.
- Recent developments are cul-de-sacs.

Density

- The appeal site can accommodate the proposed number of dwellings.
- The proposed density of development (17dph) is acceptable and within the range found in Tilstock.

Layout

- The scheme proposes shared spaces (where carriageway and footway are the same space) which is acceptable.
- The scheme proposes perimeter block layout which affords a permeable layout for pedestrians is acceptable.

Parking

- The proposed internal parking arrangements – a mix of on plot and on street is acceptable.

Landscaping

- The quantity of open space is acceptable.
- The planting details are acceptable.

Residential Amenity (Existing Residents)

- Matters of privacy and outlook afforded to residents (existing) is acceptable.

Living Conditions / well-being

- The aspect of dwellings, sunlight and daylight matters (internal sunlight and daylight for dwellings) is acceptable.
- The dwellings are compliance with relevant spatial standards.



- Matters of privacy and outlook afforded to residents (proposed) is acceptable.
- New resident and existing residents will have access to the open spaces within the appeal scheme. This a benefit of the scheme.

Height, Scale and Massing

- A height of up to 2 storeys plus roof is acceptable.
- Detached dwellings, semi-detached dwellings, short terraces (3 dwellings) and bungalows are an acceptable built form.

Character and Appearance

- The character and appearance of the proposed house types is acceptable.

3. Areas of Disagreement

- The Appeal Site's relationship to the existing built-up environment.
- The Appeal Site's assimilation into Tilstock.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2

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