



Tasley Neighbourhood Plan

Regulation 16 Consultation Responses

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From: Fiona Berryman [REDACTED]
Sent: 03 May 2026 [REDACTED]
To: Planning Policy <planningpolicy@Shropshire.gov.uk>
Subject: Tasley Neighbourhood Plan Reg 16 consultation

Hello,

I would like to state that I am in full support of the draft Tasley Neighbourhood Plan. It is our best chance of being able to influence any future development in the parish to ensure that the buildings fit well with the existing architecture and plots in the parish. It is good to see that biodiversity is being considered and that footpaths will be enhanced. Preserving the greenspaces is very important for recreation and the plan shows that has been well considered. I hope the plan will be adopted and that it will help mould the parish in the future for all its inhabitants.

Please keep me informed of any future developments in the adoption of the Tasley Neighbourhood Plan.

Best wishes,

Fiona Berryman

From: Les Berryman [REDACTED]
Sent: 01 May 2026 [REDACTED]
To: Planning Policy <planningpolicy@Shropshire.gov.uk>
Subject: Tasked Neighbourhood Plan

I fully support this plan, it is a shame that the plan was not in place when the Tasley Gateway and Tasley Garden Village developments were approved.

Tasley is undergoing enormous changes which will have a detrimental effect on Tasley, traffic congestion, pressure on facilities, loss of green space. It is important that the character of Tasley is not further eroded. This plan provides the basis for managing future changes and identifies the priorities of the community and provides a buffer against the priorities of the developers.

Les Berryman

Tasley Resident for over 30 years

From: Deputy Town Clerk <deputytownclerk@bridgnorthtowncouncil.gov.uk>
Sent: 26 May 2026 13:29
To: Planning Policy <planningpolicy@Shropshire.gov.uk>
Subject: Tasley Neighbourhood Plan

Good afternoon

Please see the comments below from Bridgnorth Town Council with regards to the Tasley Neighbourhood Plan:

‘TASLEY NEIGHBOURHOOD PLAN

Members formulated a response to the consultation of the Tasley Neighbourhood Plan on behalf of the Town Council.

Members commented that the plan was extremely professional in its delivery and that a strong sense of community spirit was evident throughout.

It was proposed by Councillor I Wellings, seconded by Councillor H Rees

Agreed by all councillors

RESOLVED: to support the Tasley Neighbourhood Plan whilst suggesting the following minor amendments:

Vision – 3.5

*“Tasley will be a viable and cohesive community with good access to employment, key services and amenities either provided locally or, where appropriate, accessible in Bridgnorth centre.”
Rather than Bridgnorth centre it might read better referring to the broader Bridgnorth area.*

Policy TNP3 - Green Infrastructure Improvements

Item 2 refers to “Major developments” and expectations of them. “Major” should be defined.

5.20 refers to the Shropshire Playing Pitch and Outdoor Sports strategy and the aspiration to “improving the quality of existing pitches, plus aspirations to provide a new floodlit 3G pitch and cricket facilities” and then goes on to say “Given there are currently no sports facilities or pitches in Tasley, it is unlikely that the TNP area would be the best location for this type of investment”. Given that the illustrative Masterplan for the Tasley Garden Village development,

which the Southern Planning Committee has resolved to permit outline planning permission for, does include a 3G pitch and consultees have also said that grass pitches should allow for use for purposes other than football, the latter statement should be reconsidered.

Policy TNP6 – new cemetery

8.8 refers to Bridgnorth Cemetery having about 50 years' capacity. Bridgnorth Town Council does not believe that this is correct.

Policy TNP8 – Community Energy Schemes

This policy specifically addresses Community Energy Schemes. However, there have been proposals within Tasley in the past for commercial renewable energy schemes. It might be appropriate to introduce a requirement that any commercial renewable energy schemes would be expected to provide an appropriate level of ongoing community benefit. This is frequently a feature of solar farms but does not appear to be standardised.'

Kind regards

Ros

Roslyn Williams

Deputy Town Clerk/Responsible Financial Officer

Bridgnorth Town Council

Tel: [REDACTED]

Mobile: [REDACTED]

E-mail: [REDACTED]

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**Canal &
River Trust**

Making life better by water

planningpolicy@shropshire.gov.uk

Your Ref

Our Ref CRTR-POL-2026-46605

Monday 1 June 2026

Dear Shropshire Council,
Tasley Neighbourhood Plan: Regulation 15

Thank you for your consultation on the above document.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Canal & River Trust (the Trust) is a statutory consultee in the Development Management process, and as such we welcome the opportunity to input into planning policy related matters to ensure that our waterways are protected, safeguarded and enhanced within an appropriate policy framework.

The Trust have no waterways, assets or land interests within the area covered by the document and as such we have no comment to make.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Charlotte van de Wydeven MA
Area Planner

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust Spatial Planning Team

E: planning@canalrivertrust.org.uk W: canalrivertrust.org.uk T: 0303 040 4040

Patron: King Charles III. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792, Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW

[REDACTED]

Your document contains a number of internal inconsistencies, unsupported claims, and overstatements that undermine its credibility.

First, there is a clear contradiction between the claim that the plan gives the community a “greater say” and the repeated admission that key decisions—particularly major development—are controlled by Shropshire Council and central government. You cannot simultaneously present the plan as empowering while acknowledging it has limited influence over the most significant outcomes.

Second, the document repeatedly suggests strong community backing, yet the evidence base is weak. For example, only 108 survey responses are cited as informing policy direction, which is a very small and potentially unrepresentative sample. Presenting this as a “sound outcomes-based platform” is an exaggeration that is not justified by the scale of engagement.

There are also factual inconsistencies in the timeline. The Consultation Statement states that the neighbourhood area consultation ran from December 2023 to January 2022, which is chronologically impossible and suggests poor quality control in the document preparation.

The plan also makes sweeping generalisations about community support, such as respondents being “generally supportive,” without presenting quantified evidence or acknowledging dissenting views. This selective framing weakens the objectivity of the document.

In addition, there is a self-defeating tension between claiming the plan will protect biodiversity and green spaces, while also accepting large-scale development (e.g. hundreds of new homes) that will inevitably place pressure on those same assets. This contradiction is not meaningfully addressed.

Similarly, the SEA and HRA screening conclusions that the plan will have “no significant environmental effects” sit uneasily alongside the scale of development described. This reads as an overconfident assertion rather than a balanced assessment.

Finally, the document frequently uses broad, aspirational language (“high-quality design,” “best outcomes,” “sustainable development”) without defining measurable criteria. These sweeping statements lack precision and risk being meaningless in practice.

Overall, the combination of contradictions, weak evidence, exaggerated claims, and vague language significantly undermines the robustness of the plan.

Regards,

Dave Cartwright

[REDACTED]



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Planning Policy Team
Shropshire Council

[By email: planningpolicy@shropshire.gov.uk]

28th May 2026

Dear Sir/Madam

Re: Draft Tasley Neighbourhood Plan - Regulation 16 consultation

Thank you for your notification of the 17th April 2026 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the Neighbourhood Plan area there are probable coal mine workings present. If shallow workings are present these features may pose a potential risk to surface stability and public safety.

It is noted that the Neighbourhood Plan does not propose to allocate any new sites for development and on this basis the Planning at the Coal Authority have no objections to this draft document.

Yours faithfully

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Principal Planning & Development Manager

Our ref:

PRE26/00197

Service:

Planning Services

Direct Line:

Date:

6th May 2026

Shropshire Council

planningpolicy@shropshire.gov.uk.

BY EMAIL ONLY

Dear Sir/ Madam,

Re: Shropshire Council – Draft Tasley Neighbourhood Plan – Dudley MBC response

Thank you for consulting Dudley Metropolitan Borough Council on the Draft Tasley Neighbourhood Plan under Regulation 16. We have received correspondence in respect of an email dated 17th April 2026 titled 'Shropshire Council - Draft Tasley Neighbourhood Plan - Regulation 16 consultation'.

Having reviewed the submitted information and the location of the neighbourhood area, the Council notes that the site is located a considerable distance from Dudley MBC's boundary.

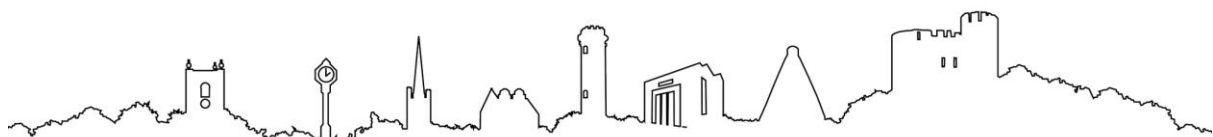
On this basis, the Council has no specific matters it wishes to make, and no further comments to make at this stage.

Thank you for the opportunity to comment. If you require any clarification or further discussions on our response, please contact Vicki Popplewell (Planning Policy Manager) via planning.policy@dudley.gov.uk.

Yours sincerely

Vicki Popplewell

Planning Policy Service Unit
Growth and Infrastructure – Economy and Place
Dudley Council



From: George Edwards [REDACTED]
Sent: 31 May 2026 [REDACTED]
To: Planning Policy <planningpolicy@Shropshire.gov.uk>
Subject: Tasley Neighbourhood Plan consultation

Dear Sirs,

I sat on the Tasley Neighbourhood Plan Steering Group and wholeheartedly agree with the Tasley Neighbourhood Plan and the associated Design Guide and Codes.

Both the Steering Group and Tasley Parish Council worked hard and diligently to ensure engagement with the local community at every stage; including drop-in days, focus groups, a dedicated website, hard and soft copy surveys, all promoted by leaflet drops to every address in Tasley, social media, local press, word-of-mouth, and engagement with nearby parish and town councils.

I believe the resulting Neighbourhood Plan and Design Codes provide an invaluable layer of guidance to the resources available to planning officers and developers to ensure future developments provide well designed places to live and work whilst maintaining and enhancing Tasley's character, green spaces, and natural environment.

Kind regards,

George Edwards

From: Nicola Squire
Sent: 10 May 2026 [REDACTED]
To: Planning Policy
Subject: Tasley Neighbourhood Plan consultation

Dear Sirs

I sat on the Tasley Neighbourhood Plan Steering Group and agree with the Tasley Neighbourhood Plan and associated Design Guide and Codes.

The Steering Group worked hard to ensure engagement with the local community at every stage and consequently I believe the resulting Plan is a shared vision for Tasley which focuses on local concerns, issues and opportunities.

Best wishes,
Nicola Edwards

Shropshire Council (Development Plans)
Planning Policy
Shropshire Council
PO BOX 4826
Shrewsbury
SY1 9LJ

Our ref: SV/2016/109232/OR-18/PO1-L01
Your ref:
Date: 22 May 2026

Tasley Regulation 16 Neighbourhood Plan

Dear Sir/Madam

Thank you for your email consulting us on the Tasley Neighbourhood Plan (NP) (Reg 16) on the 17 April 2026.

We have reviewed the submitted documents and would offer the following comments.

Water Framework Directive (WFD) Catchment: It is noted that the Tasley NP area falls within the Severn - conf R Worfe to conf R Stour Water Body and Mor Bk - conf Beaconhill Bk to conf R Severn Water Body catchments which both have a 'moderate' ecological status.

Further information can be found here: [England | Catchment Data Explorer](#)

Flood Risk: Based on our indicative Flood Map for Planning, it appears that parts of the NP area lie within Flood Zone 2 and 3 (the medium and high-risk zones respectively) of the Tiddle Brook and the Cantern Brook (ordinary watercourses).

Other potential development areas may be at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km²).

Site Allocations: we note there are no new site allocations within the NP. However, we do note that the NP does refer to an allocation that is within the '**SAMDev plan policy maps**' for Bridgnorth, which shows '**BRID020a**' and '**BRID001&020b**' this forms the 1,500-home Tasley Garden Village (outline application, ref: 25/01722/OUT) which was approved subject to the completion of Section 106 agreement.

We do not offer detailed bespoke advice on policy. We would advise you ensure conformity with the Local Plan and utilise the attached Environment Agency Guidance and Pro-forma which should assist you moving forward with your plan.

Matters relating to surface water (pluvial) flooding should be directed to Shropshire Council as the Lead Local Flood Authority (LLFA).

Yours faithfully

Miss. Georgia Edwards
Planning Officer

Direct e-mail [REDACTED]

Neighbourhood Plan

Environment Agency consultation pro-forma

Version 9, Dec 2024

This document has been provided to assist with your neighbourhood plan preparation.

Detailed guidance on the neighbourhood planning system is available at: [Neighbourhood planning - GOV.UK](https://www.gov.uk/guidance/neighbourhood-planning)

You may also wish to refer to the information on writing a low carbon neighbourhood plan, available at: [How to write a neighbourhood plan in a climate emergency - Locality Neighbourhood Planning](https://www.gov.uk/guidance/how-to-write-a-neighbourhood-plan-in-a-climate-emergency)

As the Environment Agency, we want to see places that are planned sustainably and are resilient to anticipated climate change impact. We seek to reduce and protect against flood risk, whilst protecting and enhancing the water environment, land, and biodiversity.

We encourage you to consider environmental issues impacting your plan area, early on in your plan preparation.

Together with Natural England, English Heritage and the Forestry Commission we have published guidance to help ensure environmental issues are considered within Neighbourhood Plans. The guidance is available at: [How to consider the environment in Neighbourhood Plans - Locality Neighbourhood Planning](https://www.gov.uk/guidance/how-to-consider-the-environment-in-neighbourhood-plans)

To compliment this, we highlight below some of the key environmental issues your community should consider when producing a neighbourhood plan, with some local context.

If your plan seeks to allocate specific sites for development, we recommend you complete the pro-forma template below to identify any environmental constraints impacting each site. This will help inform the appropriateness of the site for development and inform policy, ensuring you have a robust plan

Flood Risk

Your Plan should conform to national and local policies on flood risk. National Planning Policy Framework (NPPF) – Paragraph 170 states that ‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere’.

It is important that your plan is in accordance with the current local plan (Shropshire Council Core Strategy to 2026) and has regard to the emerging Shropshire Local Plan.

To inform the Local Plan for Shropshire, the Council has undertaken a Strategic Flood Risk Assessment (SFRA). This may help you assess flood risk within your plan area, including that from surface water, groundwater, sewers (and historic flooding). We would encourage you to have sight of this and discuss issues specific to your plan area with the Council’s Planning Policy Team or the Lead Local Flood Authority.

New development should be steered to areas at lowest risk of flooding. This can be achieved by

applying a sequential, risk based approach to site selection ([Flood risk and coastal change - GOV.UK](#) Paragraph 23, 24, 25).

Our Flood Map for Planning can help you identify whether any of your proposed sites are at risk of river or tidal flooding. Our Flood Map can be accessed via the following link:
[Check the long term flood risk for an area in England - GOV.UK](#)

Areas within Flood Zones 3 & 2 are considered High and Medium Risk. You should therefore aim to locate development within flood zone 1 (low risk).

Please note that our Flood Map primarily indicates flooding from main rivers, not ordinary watercourses. Also, any watercourse with a catchment of less than 3km² will be unmodelled.

Where a watercourse is present in proximity to a proposed site, but the flood map provides no indication of flood extent, **you should not assume flood risk is low and will need to consider other methods of assessing fluvial flood risk to confirm that the site is developable, and development will not increase flood risk elsewhere.**

Responsibility for local flood risk management, including ordinary watercourses, lies with the Lead Local Flood Authority (LLFA), in this case Shropshire Council. They may hold information on local flooding that is not identified on our Flood Map.

Climate Change: Your assessment of flood risk should also consider the potential impacts of climate change.

The National Planning Practice Guidance (NPPG) advises that an allowance should be added to peak river flows to account for climate change, specific to a River Management Catchment and development vulnerability.

The NPPG refers to Environment Agency guidance on considering climate change in planning decisions which is available online: [Flood risk assessments: climate change allowances - GOV.UK](#)

In the West Midlands we have area specific guidance to assist (attached). This sets out the percentage allowances to be added to peak river flows for Management Catchments within the Severn River Basin District and Humber River Basin District.

In conjunction with this, you may also wish to refer to the following: [Climate change allowances for peak river flow](#)

Your Local Authority's SFRA should indicate the extent of flood zones with likely climate change predictions.

In the absence of up-to-date modelled flood risk information, or a site-specific FRA, to confirm an appropriate allowance, you may wish to utilise the current Flood Zone 2 extent (where available) to indicate the likely, nominal, Flood Zone 3 with climate change extent.

Note, however that all 'major development' sites with flood risk issues, including those with ordinary watercourses or un-modelled rivers within/adjacent or near to sites, are likely to need detailed modelling at the planning application stage to verify the design flood extents, developable areas and that the development will be sustainable.

Surface water (peak rainfall intensity) climate change allowances should be discussed with the Lead Local Flood Authority (LLFA).

Flood Defences: Flood defences are intended to protect existing properties and are not to facilitate new development in areas that would otherwise flood.

There may be locations within your plan area that are protected by flood defences. Your plan should acknowledge this, and the level of protection provided.

Where sites are proposed behind existing flood defences, the assessment of flood risk should consider the impact of overtopping or a breach of the defence.

If new development is to benefit from the protection of existing flood defences (EA assets), we may seek financial contributions towards their maintenance or improvement.

Waste Water Infrastructure

When allocating sites for housing or employment, you should consider where waste water will be treated and whether the receiving water treatment works has capacity to accommodate the proposed growth. You should look at physical capacity issues (e.g. network pipes) and environmental capacity (quality of treated effluent) issues.

The Environment Agency has offered advice to Shropshire Council, as part of their Local Plan review, to help ensure that their strategic growth can be accommodated in consideration of waste water infrastructure. Information on local treatment works and their ability to accommodate housing and employment growth can be found in the Water Cycle Study (WCS).

Where there is an identified constraint, you should demonstrate that there is a solution to help improve the capacity issue and enable development to go ahead. It may be that upgrades to local infrastructure are already programmed.

We recommend you contact the relevant Utility Company for further advice. The following questions may assist with these discussions:

- What solutions are programmed within Asset Management Plans (AMP)? When will these solutions be delivered? Are there any options for accelerating these schemes via developer contributions?
- In the absence of any improvement schemes what could alternative solutions be (type and location of) for short/medium/long term growth. Are these solutions cost prohibitive?
- Are there any short-term options to facilitate growth? Some options to consider could be SUDS retrofitting or removing surface water from sewer systems.
- Utility companies could be asked about what WFD work they already have programmed in to their AMP Schemes for Phosphate stripping or other sanitaries (e.g. ammonia/Biological Oxygen Demand).
- With reference to the Nutrient Management Plans, and Phosphate specific issues, are there any stringent measures factored in to ensure no environmental deterioration? What improvement scheme is, or could be, in place to bring forward development?

Depending on the outcomes of this, it may be appropriate to include a 'phasing policy' within your plan, which limits development until the necessary infrastructure is in place. It may also be necessary to produce an 'Infrastructure Delivery Plan' to set out any key milestones for wastewater infrastructure upgrades and improvements. The evidence you produce should give a reasonable degree of certainty to all parties, that development is deliverable, and importantly that your plan is 'sound'.

Note: Government Guidance states that sufficient detail should be provided to give clarity to all parties on when infrastructure upgrades will be provided, looking at the needs and costs (what and how much). The NPPG refers to "ensuring viability and deliverability – pursuing sustainable development requires careful attention to viability and costs in plan making and decision making". Plans should be "deliverable".

Water Management and Groundwater Protection

In February 2011, the Government signalled its belief that more locally focussed decision making, and action, should sit at the heart of improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive (WFD). It seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking new development to enhancements to the water environment.

Local WFD catchment data can be obtained from: [England | Catchment Data Explorer](#).

Shropshire Council falls within the Severn River Basin Management Plan (SRBMP) area and the document highlights key issues and actions for the Severn catchment that should be of use in developing your Neighbourhood Plan. The SRBMP was last updated in 2022.

Aquifers and Source Protection Zones: Some of your local area may be located upon or within aquifers and Source Protection Zones. SPZ 1 is especially sensitive. You might consider these within your Plan and when allocating sites.

Our Groundwater Protection Statements explain the relevance of the designation and the potential implications for development proposals.

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Development and surface water drainage will need to be carefully located and designed to avoid pollution risks to waters and address potential environmental impact associated with low flows. For example, SuDS may need to provide multiple levels of treatment. To address any quantitative issues with the waterbodies, SuDS should be designed to maximise recharge to the aquifer and support water levels in receiving rivers

Water Efficiency at Neighbourhood Plan Level: The West Midlands has been classified as an area under serious water stress. [Water stressed areas – 2021 classification - GOV.UK](#)

As such, new development should be encouraged to meet tighter water efficiency standards, beyond those set out by Building Regulations (part G). However, there is no direct responsibility for Neighbourhood Plans to incorporate such measures. Please refer to the Water Cycle Study and Local Plan review for further information.

Cemetery Allocations: Allocations for cemeteries brought forwards within Neighbourhood Plans must consider their location in relation to Flood Zones, Source Protection Zones (Any Borehole – including private – for potable supply should be considered) and Type of Aquifer. Our focus is to ensure the protection of controlled waters. Matters relating to human health should be directed to the Local Authority. If steps are not taken to reduce the risks, burials can present a risk to the water environment. The proposed burial ground will need to meet our minimum groundwater protection requirements as set out in the following document: [Protecting groundwater from human burials - GOV.UK](#)

Biodiversity Net Gain

In England, under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021) it is now mandatory for planning applications to deliver

customer service line
03708 506 506

incident hotline
0800 80 70 60

floodline
0845 988 1188

www.environment-agency.gov.uk

a 10% uplift in biodiversity.

Biodiversity net gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.

Development of allocated sites offers the opportunity for Biodiversity Net Gain (BNG) as referenced in Paragraphs 187, 192 and 1193 of the National Planning Policy Framework (NPPF) 'Conserving and enhancing the natural environment'. [National Planning Policy Framework - 15. Conserving and enhancing the natural environment - Guidance - GOV.UK](#)

While we are not a statutory consultee on BNG, we have an interest in improving the biodiversity / ecology of the water environment and may comment in this respect on any future planning applications and in relation to priority species within our remit (Water Voles, Otters, Cray fish etc).

We encourage you to seek biodiversity improvements within your policies, which include the water environment, to develop priority habitats and enhance local ecological networks that benefit wildlife and provide climate change resilience measures.

Please see [Biodiversity net gain - GOV.UK](#) and [Biodiversity Net Gain for local authorities | Local Government Association](#) for further information.

Neighbourhood Plan Environment Agency Pro-Forma

Site Allocation Description e.g. name, type and number of units.	Flood Zone (3/2/1)*	Unmodell ed river or ordinary watercourse in or adjacent to site	Other source s of floodin g (e.g. SW, GW, SF)	Flood Defenc e	Aquifer/Sourc e Protection Zone 1 (Description)	Nutrient Management Plan (for Herefordshir e Wye and Lugg; and Shropshire Clun only).	Environmental Capacity at Treatment Works (Red – potential showstopper, Amber – possible problem; or Green – likely to be no issues)
Example	2	Y	SW	N	N	Y	Amber
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	

*Note to above: Flood Zone 3 is the high risk zone and is defined for mapping purposes by the Environment Agency's Flood Zone Map. Flood Zone 3 refers to land where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year). Flood Zone 2 is land where the indicative annual probability of flooding is between 1 in 100 and 1 in 1000 years. Flood Zone 1 is the low risk Zone with a flood risk in excess of 1 in 1000 years.

When considering 'other sources of flooding' you should refer to the SFRA and contact Shropshire Councils Flood and Water Team to ascertain whether the Parish, or specific allocated site, is impacted by surface water, groundwater, or sewer flooding etc. The team and/or the LLFA may also have historic

flooding information to help inform your plan. More information on sewer flooding, or plans to remedy such, may be available from the Water Company.

Produced by: West Midlands Sustainable Places Team

Please contact us at: westmidsplanning@environment-agency.gov.uk



Historic England

[REDACTED]
Shropshire Council
Planning Policy
PO Box 4826
Shrewsbury

Direct Dial: 0121 625 6887
Our ref: PL00760927

SY1 9LG

21 May 2026

Dear [REDACTED]

Ref: Tasley Neighbourhood Plan Regulation 16 Consultation

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We do not consider it necessary for Historic England to provide detailed comments at this time. We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

We would be grateful if you would notify us on midlands@HistoricEngland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

Rose Thompson

Rose Thompson
Historic Places Advisor
[REDACTED]



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

From: rhowle [REDACTED]
Sent: 27 April 2026 [REDACTED]
To: Planning Policy <planningpolicy@Shropshire.gov.uk>
Subject: Tasley Neighbourhood Plan

Dear Sir,

I would like to record my support for Tasley Neighbourhood Plan.

I agree with the vision for the future Tasley and think the policies proposed are well drafted, comprehensive and clear.

The Plan shows a high level of community involvement, which will enable us to have a greater say in the high level of development planned for the village.

Yours faithfully

Mrs Susan Howle

[REDACTED]
[REDACTED]
[REDACTED]

From: ij.jenkins [REDACTED]
Sent: 26 April 2026 [REDACTED]
To: Planning Policy <planningpolicy@Shropshire.gov.uk>
Subject: Tasley draft neighbourhood plan.

I agree with and support the Tasley Neighbourhood Plan.

Regards,

I J JENKINS

[REDACTED]

[REDACTED]

From: alan murphy [REDACTED]
Sent: 11 May 2026 [REDACTED]
To: Planning Policy <planningpolicy@Shropshire.gov.uk>
Subject: Dear Sirs

TASLEY NEIGHBOURHOOD PLAN CONSULTATION

I write in response to the Regulation 16 consultation on the draft Tasley Neighbourhood Plan.

I live in Tasley and I have read all the documentation relating to this consultation.

I am fully in support of the policies and Design Codes set out in this plan.

I look forward to them being used by the councils concerned in considering all present and future planning applications for relevant developments in Tasley.

Regards

Alan Murphy

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Date: 03 June 2026
Our ref: 547039
Your ref: Tasley Neighbourhood Plan



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Planning Policy
Shropshire Council

BY EMAIL ONLY

planningpolicy@shropshire.gov.uk

Dear Sir/Madam

Tasley Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 17 April 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#).

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours faithfully
Sally Wintle
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, [National Parks \(England\)](https://www.gov.uk/government/publications/national-parks-in-england), **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](http://www.local-environmental-records-centres.org/).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)³.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁴ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁷ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.

From: Mid Planning

Sent: Tuesday, April 21, 2026 11:24

To: [REDACTED]; Planning Policy

Subject: Fw: Reg 16 - Draft Tasley Neighbourhood Plan - Reg 16 (LDP) - NRW Response
NRW:07381416

Dear Sir/Madam

Thank you for consulting Natural Resources Wales on the above neighbourhood plan.

We have reviewed the plan and have no comments to make, but refer you to Natural England as the Appropriate Nature Conservation Body (ANCB) to consider the Plans proposal further.

Kind Regards

Bryn Pryce

Tîm Cynllunio Datblygu / Development Planning Team

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 654696

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Tasley Garden Village

Tasley Parish Neighbourhood Plan – Regulation 16 Consultation

On behalf of Bloor Homes and Taylor Wimpey.

Date: 01 June 2026 | Pegasus Ref: P20-1800_R028v1 PL_RH/JB

LPA Ref: 25/O1722/OUT

Author: Rachel Harrison, Jonathan Burns



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	01 June 2026	RH	IF	



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1. Introduction

- 1.1. Shropshire Council has received submission of the Draft Tasley Neighbourhood Plan from Tasley Parish Council and are now consulting on the draft plan in accordance with Regulation 16, Town and Country Planning, England Neighbourhood Planning (General) Regulation 2012.
- 1.2. Pegasus Group has been instructed by Bloor Homes Ltd ('Bloor') and Taylor Wimpey UK Ltd ('Taylor Wimpey') to make representations to the Regulation 16 draft Neighbourhood Plan. We welcome the opportunity to engage with Shropshire Council, Tasley Parish Council and the Neighbourhood Plan Steering Group in respect of the draft plan. These comments partially reflect those submitted to Tasley Parish Council previously as part of the Regulation 14 consultation, where we feel the updated draft hasn't adequately responded to the comments made.
- 1.3. This response has been prepared with respect to Bloor Homes and Taylor Wimpeys' land interests within Tasley and specifically the live planning application¹ relating to the planned 'Tasley Garden Village' development which has received a resolution to grant by Shropshire Council at planning committee on 24 February 2026, awaiting legal agreement. It is expected that this application will be determined prior to the Neighbourhood Plan being formally adopted.
- 1.4. This document provides our representation to the draft Neighbourhood Plan objectives and policies, and the suite of evidence base documents published for consultation.
- 1.5. These representations are prepared having regard to the 'basic conditions' and legal requirements as noted in paragraph 38 of the NPPF, and Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). Where we consider that amendments to the Neighbourhood Plan policies are necessary, we provide commentary as to how the policy should be amended.
- 1.6. The representations provide comment on the consultation document and evidence base under the following sections:
 - Section 2 – Draft Neighbourhood Plan: provides comment on the draft objectives and policies and provides comment where relevant
 - Section 3 – Appendices and Evidence Base: reviews the supporting documents

¹ Application reference 25/01722/OUT.

2. Draft Neighbourhood Plan

- 2.1. This section provides comment on the objectives and policies in the draft neighbourhood plan.

Tasley Garden Village

- 2.2. At the outset, it has been noted that the draft Neighbourhood Plan is largely silent on the Tasley Garden Village proposals. Whilst it is acknowledged at this stage that the development proposal does not have formal planning permission; it is an active live planning application with a resolution to grant, and was previously included in the draft Shropshire Local Plan (now withdrawn) as a draft mixed-use development site.
- 2.3. It is recognised that this lack of certainty causes challenges at this stage for the preparation of the Neighbourhood Plan however it is disappointing that the Neighbourhood Plan has not sought to respond to this. Despite this, several policies include requirements or proposals that are clearly cognisant of the development proposals, for example TNP3, yet do not appropriately respond to what is proposed and in some cases, create conflicts between the draft policy and development.
- 2.4. The live planning application is for a residential led mixed-use development, the vast majority of which falls within the Neighbourhood Plan area. The development would deliver up to 1,500 homes, employment development, primary school, sport provision and country park. The Description of Development is as follows;
- Outline application, with all matters reserved except for principal means of access, for development comprising up to 1,500 residential dwellings (Use Class C3) including specialist housing for older people (Use Class C2 or C3), up to 14.6ha of employment land of Use Class E, B2 and B8a uses, a mixed-use local centre of up to 1,500sq.m of Use Class E and F.2 uses, a primary school (Use Class F.1), country park and other open space including sports pitches and associated facilities, access roads and landscaping with associated works including demolition, infrastructure, earthworks and drainage.*
- 2.5. It is expected that the planning application will be determined prior to the formal adoption of the Neighbourhood Plan. It is therefore imperative that the Neighbourhood Plan takes into account the live planning application, and does not prejudice development coming forward at the site by contradicting principles of development set out by any outline planning permission.
- 2.6. In addition to this, and as required by the former draft Shropshire Local Plan allocation for the site, Bloor and Taylor Wimpey are committed to preparing a design code to guide the future development on the site and set clear parameters and requirements for any future reserved matters applications. This will be prepared in liaison with Shropshire Council with opportunities for public engagement, including the Parish Council, on a future draft of the Design Code. It will be important for the Neighbourhood Plan and Neighbourhood Plan Design Guide and Code to have reference to this.

Draft Objectives

- 2.7. It is understood the objectives of the Neighbourhood Plan are intended to be broad and overarching and as such there is not specific comment made on these.

Draft Policies

- 2.8. There are ten draft policies within the draft Neighbourhood Plan. The following provides comment on those draft policies and their explanatory text where necessary. It also provides comment or response to Tasley Parish Council (TPC) responses to the previously submitted representations.

Policy TNP3 – Green Infrastructure Improvements

- 2.9. This draft policy identifies proposed improvements for biodiversity, wildlife, public open spaces and refers to the design guide. In addition, the policy includes a number of supporting maps which identify existing and proposed nature conservation/ecological networks (Map 9) and existing and 'potential' open space (Map 10) including specific areas for certain types of open space.
- 2.10. **Part 1A** requires all development to contribute and protect opportunities for improvements to the identified existing and proposed nature conservation/ecological networks that are illustrated at Appendix 4 Map 9. Although we do not object to the overall aims and objectives of this part of the Policy, there is no justification or evidence base that supports the identification of these areas defined as 'Potential Nature Conservation' areas.
- 2.11. Whilst the supporting text makes reference to the Shropshire Green Infrastructure Strategy and the draft Local Nature Recovery Strategy; neither of these suggest or promote the same areas for 'Potential Nature Conservation'. As such, the current approach to these areas is not evidenced and therefore fails the basic condition of being in general conformity with the development plan².
- 2.12. This is particularly important given that all but one of these Potential Nature Conservation Areas are proposed through the site that is currently subject of a live planning application for Tasley Garden Village. These have the potential to conflict with plans and the illustrative masterplan submitted in support of that live planning application.
- 2.13. TPC note in their consultation response that these areas are marked as 'potential' and they are considered guidelines. However, the text in part 1A does not differentiate between existing and potential nature conservation routes shown in Map 9, instead they currently read as all routes are required to be delivered and protected.
- 2.14. Given the lack of evidence to support the approach, and the conflict with a live planning application, reference to these Potential Nature Conservation Areas should be deleted from the policy and Map 9.
- 2.15. **Part 1B** requires development on any site that includes "any habitat of value to wildlife" to undertake a local sites assessment supported by the Shropshire Local Sites Partnership. It

² PPG Paragraph: 074 Reference ID: 41-074-20140306.

is unclear as to what is meant by a Shropshire local sites assessment, and we would recommend that links and or explanatory text is added to the draft policy to properly explain what is expected for any planning application.

- 2.16. Bloor and Taylor Wimpey welcome the agreed updated wording in **Part 1B** relating to high or medium value habitat, and the support at **Part 1C** of the draft policy to deliver Biodiversity Net Gain (BNG) on site, and where this is not possible, within the Neighbourhood Plan area.
- 2.17. Bloor and Taylor Wimpey welcome the general requirements of **Part 1E** of the draft policy to require swift bricks or nest cups for house martins where recommended in new developments. Bloor and Taylor Wimpey are signed up to Homes for Nature³ which mandates the delivery of swift bricks within new homes.
- 2.18. However, there is no justification for the requirement of three per dwelling, and there is no figure set by nationally adopted policy. Policy N2 'Improving the Natural Environment' of the draft NPPF (December 2025) notes "proposals should incorporate integrated nest boxes", with no specific number per dwelling set.
- 2.19. TPC's consultation response notes the number is "good practice" and "the draft NPPF requires swift bricks"; however, there is no evidence base for requiring specifically three.
- 2.20. We therefore continue to suggest an amendment to the text to refer to "at least one swift brick per dwelling" so that the specific number can be set on a case by case basis with the LPA's ecologist at planning application stage, and the policy is in line with emerging national policy.
- 2.21. **Part 2A** states development will be expected to contribute to new and improved public open spaces in accordance with the Public Open Space map (Map 10 at Appendix 4). However, Map 10 identifies large areas of 'Potential Open Space' within land that is currently subject to a live planning application for Tasley Garden Village and does not align with the illustrative masterplan and parameter plans recommended for approval by Shropshire Council. Instead Map 10 proposes open space where employment development and residential development is proposed. In addition, the identification of specific elements of open space (e.g. 'Pitches/Clubs') also conflicts with the current live planning application. There is no evidence or justification for this conflict with the live planning application, and it is critical that the map is updated to reflect the currently submitted plans which have had significant input from landscape and open space officers at Shropshire Council.
- 2.22. **Part 2B of the draft policy** requires major developments to provide or contribute to an allotment site of at least 20 allotments.
- 2.23. This policy requirement is unclear and fails to provide the necessary certainty or evidence regarding the delivery of such allotment provision. At the outset, it appears that Map 10 seeks to deliver the allotments within the Tasley Gateway employment area⁴ which accords with the relevant plans and documents related to that permission. Given that development is understood to be proposing to deliver this allotment provision, the policy wording should

³ <https://www.futurehomes.org.uk/homes-for-nature>

⁴ Planning permission ref. 21/O5023/OUT.

be amended to reflect this fact, rather than requiring other major developments to potentially provide or contribute to duplicate facilities.

- 2.24. In addition, there is no evidence presented for demand for this scale of allotment provision within Tasley, particularly anything over and above what is already proposed through the Tasley Gateway development. Indeed, TPC's own consultation response notes only a short waiting list at one nearby allotment site, and vacancies at another nearby allotment site. Therefore the demand is not sufficient for the draft policy requirements. The policy as currently drafted fails the basic conditions.
- 2.25. **Part 3** requires development to incorporate the principles for nature and green infrastructure as set out in NA6 of the design code. As the Tasley Garden Village site falls within Code Area 7, it is clear that any such development will not be able to meet the objectives in respect of this. We provide more detailed comments on NA6 through draft Policy TNP4 and therefore do not seek to repeat these here.
- 2.26. **Part 3F** refers to the Design Guide and Code, and that proposals should preserve the rural landscape. The live Tasley Garden Village planning application is of a scale which will have an unavoidable impact on the 'rural' landscape. As such, it is recommended that a separate code area is included in the Design Guide and Code for the Tasley Garden Village development site.

Policy TNP4 – Respecting Local Character and High Quality Design

- 2.27. The policy provides general guidance for design having regard to the Design Guide and Code; much of which Bloor and Taylor Wimpey support to ensure high quality design is delivered within the parish. The following provides comments on certain policy requirements where amendments are required in order for the draft policy to meet the basic conditions.
- 2.28. **Part 8** requires proposals to respect views identified in Map 5 which is taken from the design code (Figure 23). We have a number of concerns regarding this policy and the identification of these views.
- 2.29. At the outset, Map 5 and Figure 23 do not provide sufficient details to understand where the identified 'view' is actually experienced from. For example, the view that looks towards part of the Tasley Garden Village site appears to cover an area stretching to around 300m along Church Lane. However, there are no such views from Church Lane in this location towards the Tasley Garden Village site with the road generally sitting below the fields to the west/south west with hedgerows in between preventing views. There is no evidence presented to support the existence of these views, where they are actually experienced from, or why they should be protected through Draft Policy TNP4.
- 2.30. Further confusion and lack of clarity is created as a result of Figure 21 in the Design Guide and Code being incorrectly labelled as '*Extensive long-distance views of the Shropshire countryside, as seen from Church Lane*'. This view is actually taken from the western boundary of the St Peter and Paul church yard looking eastwards, and not from Church Lane. As such, rather than supporting the existence of long-range views from Church Lane, it merely adds to the confusion and lack of precision.

- 2.31. Finally, and irrespective of the lack of precision regarding the identification of the 'views', any amended policy should make reference to and recognise the Tasley Garden Village development proposals.
- 2.32. For this draft policy to meet the basic conditions it must provide evidence and justification for the identification of views that the policy seeks to protect. As currently drafted the draft plan fails to provide this and we recommend that this part of the policy is deleted along with Map 5.
- 2.33. **Part 14** requires developers to use high quality and "recycled materials" in proposed developments. Whilst the promotion of the use of recycled materials is generally supported, it is unlikely to be able to be achieved in major developments within the parish noting the need for sufficient quantities of materials. TPC note in their response this text is only intended where it is appropriate, however that is not currently clear in the policy text. We suggest the wording is updated to stipulate that a requirement for the use of recycled materials is only required specifically where possible/appropriate.
- 2.34. **Part 17** refers to the Shropshire Local Plan. Wording should be removed as it seems to refer to an abandoned (or not prepared) plan. Additionally, the text repeats requirements of the adopted development plan and as such is not required given the proposed duplication of existing policy.

Policy TNP5 – Design Code

- 2.35. The draft policy requires developments to have regard to the Tasley Design Guide and Code (Appendix 3 of the draft Neighbourhood Plan).
- 2.36. As highlighted, Bloor and Taylor Wimpey are committed to preparing a design code to guide the future development of the site. This will be prepared alongside Shropshire Council with opportunities for public engagement on a future draft of the Design Code. It will be important for the Neighbourhood Plan and Neighbourhood Plan Design Guide and Code to have reference to this.
- 2.37. Whilst much of the Tasley Garden Village site falls within Code Area 7 (rural) part falls within defined Code Area 3: The Leasowes. We object to the boundary of Code Area 3 and the lack of justification for it – in particular we suggest that the agricultural field to the east and south east of the Leasowes farm house is removed from the code area as it is free from built development and with limited views into or from the former farm house. This area has a character that is more reflective of Code Area 7 and therefore should be included within that Code Area. TPC's response notes the reason for this is that it forms part of the setting of the listed buildings, to which we don't agree.
- 2.38. Clearly there is a need for the code areas to be updated to reflect the Tasley Garden Village proposals that have received a resolution grant.

Policy TNP9 – Residential Mix

- 2.39. Bloor and Taylor Wimpey support the aim of this policy to deliver an appropriate mix of residential properties. However, this policy is not supported by the necessary evidence to warrant the specific requirements set out and therefore fails to meet the basic conditions. As such, this policy should be removed from the Neighbourhood Plan.

- 2.40. As the intention of the policy is to meet 'local needs' it is necessary to be supported by an appropriate evidence base to demonstrate what the local needs are. As highlighted in paragraph 10.7 of the draft Neighbourhood Plan, a Parish Housing Needs Survey has not been commissioned and instead the policy has been drafted based on; *'information consultations undertaken as part of the Plan's preparation'*. Whilst the neighbourhood plan is silent on what these informal consultations were, or their results, it is assumed that this relates to the Tasley Survey carried out in February–March 2024⁵.
- 2.41. Given this, we have undertaken a review of the responses to this survey and in particular the responses to question 5.1–5.2 which relate to the delivery of future homes in the parish. Question 5.1 asked respondents:
- 'Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?'*
- 2.42. This question was supported by a list of house types allowing multiple choices plus an opportunity for respondents to also specify other types of housing. At the outset, it is important to highlight that the question does not ask for respondents to answer based on their own housing needs, or whether they have any specific current needs. Instead it is a general question about the type of housing that may be delivered in Tasley. To rely upon it to inform draft Policy TNP9 that relates to housing needs is a misrepresentation of the data gathered and fails the basic condition test.
- 2.43. In addition, it is also important to highlight that the respondents to the questionnaire were clearly not representative of the parish as a whole. Even if the survey had appropriately sought to understand local housing needs, the responses would not be an appropriate sample of the parish population. As an example, Question 7 of the survey highlighted that of the residents who responded 61% were aged 55 or over compared with just 30% of actual residents within Tasley.
- 2.44. TPC's own response also accepts the policy is not well evidenced. Regardless of this, this policy largely repeats policies related to achieving a mix of housing on sites within the adopted development plan and therefore, in the absence of any evidence suggesting an alternative approach is necessary, this draft policy fails the basic conditions.
- 2.45. The final part of the policy expects retirement and assisted living accommodation to be provided, but also stipulates the facilities of this should be open to the wider community including; *'facilities such as a library and IT suite, fitness suite, cafe, community hall and medical consulting rooms, which will be open to the wider community'*. The specific requirements for such facilities to be provided within any specialist provision **and** the requirement to make them publicly accessible is not appropriate or achievable.
- 2.46. TPC's response points to a single instance of a facility such as this in Bristol, however there is no evidence this actually works in practice, or if appropriate safeguarding can be put into place and managed at all times members of the public can access the buildings.

⁵ The results of this survey are available here: <https://sites.google.com/view/tasleynpsurvey/1-about-the-survey>

- 2.47. The facilities provided as part of such developments are provided for those living within the specialist housing provision, with the funding to support these generated by those residents. Such a policy approach would fundamentally undermine the delivery of such provision and should be removed.

Policy TNP10 – Employment Development

- 2.48. The first part of this policy seeks to place requirements for specific types of employment development to be delivered within the parish. There is no evidence to support the approach and the requirements that the draft policy seeks to make extends beyond the controls of the planning system. As such, this first part of the policy fails the basic conditions and should be deleted.
- 2.49. The requirement of the policy to provide "low-cost units and workshops" for small and startup businesses extends beyond controls that can be secured through the planning system. The cost of units is a commercial matter and not relevant to any planning application.
- 2.50. This first part of the draft policy requirement also notes employment development should deliver shared office and workspace premises as part of new business hubs. The explanatory text at paragraph 10.10 states that there is local support for these premises and small-scale low-cost workshops (referred to above). However, this isn't sufficient evidence to justify this policy approach.
- 2.51. It is understood that this is the same survey that Policy TNP9 is reliant upon which we have already referred to. This survey only provided respondents 6 options on the type of workplace that could be delivered with an extract of this provided as Figure 1 for ease of reference. As can be seen, this was a closed question with a small list of very specific employment types with no opportunity for alternative responses.
- 2.52. In addition to this, it appears that these responses are almost exclusively from residents rather than local businesses who are in need of new premises. As such it follows that it is not representative of what actual businesses require or even representative of what local residents wish to see delivered.
- 2.53. Given this, the survey cannot be relied upon as evidence and as previously highlighted; the first part of the policy should be deleted.

Figure 1 – Extract from Tasley Survey Results – Question 6.7.

6.7 There is some employment land planned in the new development. What type of premises would you like to see?

Residents	Yes	No
Small low-cost units for start-ups	65	21
Artisan/workshops	60	25
Green/net zero (ecologically designed business premises)	57	26
Shared workspace with internet	56	28
Additional space at existing premises	55	29
Low-cost shared hubs	54	31

3. Appendices and Evidence Base

- 3.1. This section provides comments on the appendices and evidence base to the draft Neighbourhood Plan and provides comment where considered necessary.

Appendix 1 – Community Aspirations and Parish Council Actions

- 3.2. This appendix sets out the Neighbourhood Plan's 'CIL monies wish list' and sets these out in priorities in recognition of the 25% of CIL receipts the parish council will receive should the Neighbourhood Plan be adopted.
- 3.3. Whilst CIL regulations allow neighbourhood funding to be spent on a wide range of infrastructure, we believe that a number of the items on the priority list fail the relevant tests, as set out in the Community Infrastructure Levy Regulations 2010, Paragraph 59c and should be removed from Appendix 1.
- 3.4. Priority 1 includes "community green energy scheme". No further details as to what is proposed is provided within the draft Neighbourhood Plan, however it does not appear that this would be concerned with "addressing the demands that development places on an area". As such this fails the tests set out at Para 59c of the CIL regulations referenced above.
- 3.5. Priority 1 also includes reference to a community hall and maintenance with the comment that the parish council feels should be delivered by the developer and not funded by CIL. It is our opinion that this is an appropriate use for CIL monies noting that it represents infrastructure and is directly related to the additional demands new development may place on the local area. As such, the reference to this being provided by developers, rather than through CIL, should be removed.
- 3.6. Priority 3 refers to "future proofing fibre broadband". However, it is unclear what the infrastructure proposal is or what any CIL receipts would be spent on. Further detail should be provided in respect of this, and how it relates to the additional demands development may place on the parish, or it should be removed from the list.
- 3.7. TPC note these "don't form part of the NDP policies", however it is still key to ensure demands on future development are clear at the outset.
- 3.8. Part 2 of the Appendix notes the community hall wish list, to which we have no comments.
- 3.9. Part 3 considers proposed improvements to walking and cycling but is largely focused on improvements to the public right of way network. We have no comments on this.

Appendix 3 – Design Guide and Code

- 3.10. We have commented on the Design Guide and Code separately within Section 2 of these representations and therefore do not seek to repeat these comments here.

Appendix 4 – Green Infrastructure Maps

- 3.11. This appendix provides copies of the maps referred to within the other policies which we have already commented on in respect of Maps 9 and 10 and therefore we do not seek to repeat these comments here.
- 3.12. In addition to these comments, it should be noted that the map reproduced as Map 14 was prepared as part of the abandoned Local Plan and pre-dates the Tasley Garden Village planning application so shouldn't be relied upon.

4. Conclusions.

- 4.1. This note has provided representations to the Draft Tasley Neighbourhood Plan (Reg. 16) on behalf of Bloor Homes Limited and Taylor Wimpey Ltd.
- 4.2. The Tasley Garden Village planning application received resolution to grant at planning committee in February 2026, subject to legal agreements. Discussions on the legal agreements are ongoing, and it is envisaged that a decision notice for the application will be issued alongside the signed S106 agreement in the coming months. This is expected to occur prior to the adoption of any plan – it is therefore critical that the plan takes into account a planning permission that will have significant impacts on the Site itself and immediate area, within the neighbourhood plan area.
- 4.3. A number of modifications have been suggested in Section 2 and 3 of these representations which are necessary to ensure that the Neighbourhood Plan meets the basic conditions. We would welcome the opportunity to discuss these matters further and look forward to continued engagement throughout the Neighbourhood Plan preparation.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Liverpool

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From: Dr Ann Philp [REDACTED]
Sent: 17 May 2026 [REDACTED]
To: Planning Policy <planningpolicy@Shropshire.gov.uk>
Subject: Tasley Neighbourhood Plan

I fully support Tasley Neighbourhood Plan, it captures all that is best in community representation and engagement. Tasley must be recognised as a place of historic, cultural and environmental significance and this Neighbourhood Plan contains policies that (if accepted) will contribute to the protection of these assets. I live on the border of Tasley, yet fully appreciate the importance of ensuring the characteristics of this Parish are recognised and safeguarded, that the voices of the residents are heard and acted upon.

This neighbourhood plan will influence future planning decisions and housing developments. The aim being to maintain and safeguard this rural parish, to ensure the countryside, its biodiversity, that it offers the opportunity for both residents and visitors to enjoy the open spaces, while protecting our heritage assets.

I trust that Shropshire Council will support and endorse Tasley Neighbourhood Plan.

I submit a request to be notified of Shropshire Council's eventual decision under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 in relation to the Draft Tasley Neighbourhood Plan.

Yours faithfully,

Ann Philp

Resident of Bridgnorth.

By e-mail to: clerk@tasleyparish.gov.uk

Planning Policy
Shropshire Council
PO Box 4826
Shrewsbury
SY1 9LJ

Date: 18 August 2026

Dear Ms Palmer,

Response by Shropshire Council Planning Policy to the Tasley Neighbourhood Development Plan Regulation 16 consultation

Shropshire Council acknowledge the submission of the following documents by Tasley Parish Council on 19th March 2026:

- Tasley Neighbourhood Plan 2026 – 2045 (Submission Version);
- Tasley Design Guide and Codes (Appendix 3 of TNP);
- Tasley Neighbourhood Plan 2026 – 2045 Consultation Statement;
- Tasley Neighbourhood Plan 2026 – 2045 Basic Conditions Statement;
- Map of Tasley Parish area;
- Tasley Neighbourhood Development Plan Habitat Regulations Assessment; and
- Tasley Neighbourhood Development Plan Strategic Environmental Assessment Screening Statement

The Shropshire Council Planning Policy team recognises the significant amount of work which the Steering Group has undertaken to review and redraft the emerging Tasley Neighbourhood Development Plan (TNDP) between Regulations 14 and 15. We believe that the TNDP is broadly in conformity with local and national planning policy.

Shropshire Council is currently at an early stage of preparing a new Local Plan for the period to 2045. It is expected this will be adopted in 2028. The Local Plan will establish a new settlement hierarchy, and where appropriate, growth strategies for settlements. As such, there may be a need for the Local Plan to allocate additional land in settlements covered by this Neighbourhood Plan to ensure an appropriate development strategy to 2045.

As this neighbourhood plan was submitted prior to the publication of the latest version of the National Planning Policy Framework (NPPF, published 17th August 2026) it is expected that this neighbourhood plan will comply with the December 2024 version of the NPPF. More detail on the conformity of specific policies with the NPPF is included below.



TNP1 — Footpaths and Cycle Paths complies with the December 2024 NPPF's policies on sustainable transport, healthy and safe communities, walking and cycling, accessibility and well-designed places. We would advise slightly more detail in the reference to 'sufficient lighting within the policy text to reflect rural character, such as: *'Walking and cycling networks within major development sites should be appropriately lit where lighting is necessary for safety, accessibility or year-round use, having regard to local character, biodiversity, ecology and the avoidance of unnecessary light pollution.'*

TNP2 — Local Green Spaces designates six Local Green Spaces. Paragraphs 106–108 of the December 2024 NPPF govern Local Green Space. The key tests for the designation of Local Green Space are that land should be: reasonably close to the community it serves, demonstrably special to a local community and hold particular local significance, local in character and not an extensive tract of land. At 59.5 hectares, Trinity Wood and Brick Kiln Plantation might be considered an 'extensive tract of land' and we note that the site owners, The Woodland Trust, do not support designation of the site as a Local Green Space. However here is no fixed hectare threshold in the NPPF and this will be a matter for the independent examiner to consider. Tasley Parish Council may wish to strengthen the justification provided in Appendix 2 to the Plan and address more explicitly why Trinity Wood and Brick Kiln Plantation is not an 'extensive tract of land' and why designation as a Local Green Space is warranted considering that the plantation is already managed as an ancient woodland by The Woodland Trust.

TNP3 — Green Infrastructure Improvements states that all development is expected to contribute to wildlife and habitat opportunities and contains a preference for biodiversity net gain (BNG) to be delivered on-site. Under the December 2024 NPPF there was not yet the later explicit national-plan-making restriction introduced in the August 2026 NPPF that above-statutory BNG requirements should only be used for particular allocated sites and should not extend to statutory BNG-exempt categories.

This being said, we would recommend a slight clarification in the wording to recognise that BNG may not be required where there are exemptions. We suggest that paragraph 1C of the policy begin: *'Where biodiversity net gain requirements apply, the priority for biodiversity net gain secured for development in the TNP area will be provision on site...'*

TNP4 — Respecting Local Character and Delivering High Quality Contemporary Design complies strong with the NPPF (2024). Point 16, *'Delivers full fibre optic connections to each property'* may be too absolute a condition when local technical specifications are taken into account. We would suggest as an alternative: *'Provides gigabit-capable broadband infrastructure, including full-fibre connections where technically feasible.'*

TNP5 — Tasley Design Guide and Codes requires new development to have regard to the Tasley Design Guide and Codes and identifies the relevant code areas. This is directly supported by the NPPF's (2024) design policies and provides valuable fine-grain local detail to generic 'good design' policies.



TNP6 — New Cemetery. The NPPF (2024) supports the provision of community facilities and services necessary to support communities.

TNP7 — Community Facilities supports improvements to Tasley Village Hall and provision of a new community hall as part of a major development scheme. This is strongly supported by the NPPF's (2024) healthy-community policies. However, this policy does contain a relatively detailed list of facilities and expectations and we would recommend adding the qualification that a new community hall will be required *'where justified by the scale and nature of the development and evidence of local need...'*.

TNP8 — Community Energy Schemes supports small scale community-led renewable energy schemes for resident and business use. This complies strongly with the NPPF (2024).

TNP9 — Residential Mix complies with the NPPF (2024) which requires planning policies to address the housing needs of different groups in the community and supports a mix of housing sizes, types and tenures based on local evidence. However, the first paragraph creates a requirement that major development contain all six types of housing. It may be more appropriate to allow for greater flexibility, stating: *'Major housing schemes should, where justified by local housing need and having regard to the scale, location and characteristics of the development, provide a mix of dwelling types and sizes including, where appropriate [types 1-6]'*.

TNP10 — Employment Development states that new employment development should include one or more of low-cost units/workshops for start-ups and artisan businesses; and/or shared office/workspace as part of business hubs. Paragraph 88 of the NPPF (2024) states that planning policies and decisions should enable 'the sustainable growth and expansion of all types of business in rural areas'. There is a risk that the wording of this policy could unintentionally exclude a range of employment uses outside of these use categories. We would suggest alternative wording: *'Proposals for new employment development will be supported where they provide sustainable local employment opportunities. Particular support will be given to proposals which provide low-cost units or workshops for start-up businesses and local enterprises, and/or shared office or workspace as part of business hubs.'*

Kind regards,



Policy and Neighbourhood Planning Officer



From: Planning Central <Planning.Central@sportengland.org>
Sent: 19 May 2026 09:05
To: Planning Policy <planningpolicy@Shropshire.gov.uk>
Subject: Draft Tasley Neighbourhood Plan

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 104 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

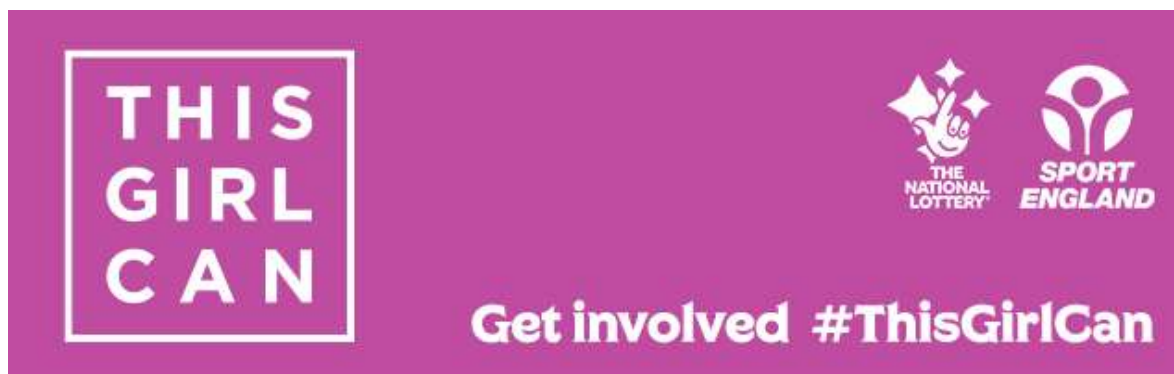
If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Technical Team

E: planning.central@sportengland.org

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Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF

