

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/L3245/W/25/3362414

DETAILS OF THE CASE

Appeal Reference APP/L3245/W/25/3362414

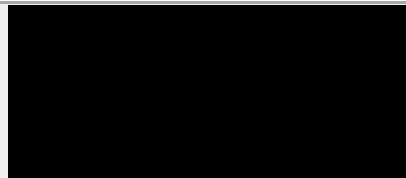
Appeal By . BONINGALE DEVELOPMENTS LTD

Site Address
Land To The East of Tilstock Road
Tilstock
Shropshire
SY13 3JQ

SENDER DETAILS

Name DR RICHARD THOMPSON

Address



Company/Group/Organisation Name Tilstock Eadt Action Group

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

As a long standing of over 40 years and a member of the Tilstock East Action Group I have been instrumental in getting views of members of my community, and representing these members in our strong opposition to the proposed building development and have helped to draw up the attached document with which I agree 100 percent.

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: 2025.06.16 Boningale PP application_2024.docx

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Company/Group/Organisation Name Whitchurch Rural Parish Council

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YOUR COMMENTS ON THE CASE

I wish to apply to represent Whitchurch Rural Parish Council at the hearing on 30th July in Shrewsbury.i will attend in person.

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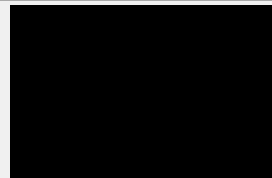
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Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: 24 04176 FUL copy.docx

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24/04176/FUL (validated: 31/10/2024)

Address: Land To The East Of Tilstock Road, Tilstock, Whitchurch, Shropshire

Proposal: Residential development of 70 dwellings including access, open space, landscaping and associated works.

Applicant: Boningale Homes (Longhouse Office, 56 High Street, Albrighton, Wolverhampton , Shropshire, WV7 3JH)

Whitchurch Rural Parish Council **objects** to this application.

Proposed site location

Tilstock falls within the designated Community Cluster area incorporating Tilstock, Ash, Prees Heath, Calverhall and Ightfield. The housing allocation for Tilstock, as specified in the Local Plan is 50 homes, split across 3 allocated sites. To date c52 houses have been delivered. The proposed development falls outside the development boundary as specified in Shropshire Council's Local Plan. Taking this into account, the application for 70 dwellings would amount to over development and contrary to a Policies and Core Strategy Objectives. In order to respond to this consultation, references to Core Strategy Objectives and Policy specifications will be made.

A proposal for 70 new homes adjacent to a settlement of the size of Tilstock is an unacceptable level of development in a rural area. Shropshire Council has put an emphasis in its Local Plan for development in urban areas rather than rural. A development of 70 homes on one site is inappropriate in the context and setting of a rural village. It would increase the size of the village by unacceptable levels. Tilstock is largely a residential area and employment opportunities within Tilstock itself are limited. Employment would therefore need to be sought outside the settlement. This increases the need to travel and would, therefore, fail to reduce carbon emissions. The addition of 70 new homes in a residential settlement is contrary to its function and inappropriate, therefore, the proposals are contrary to strategic objective 3: Rebalance rural communities through the delivery of local housing and employment opportunities *appropriate to the role, size and function of each settlement, or group of settlements, ensuring that development delivers community benefit.*

The proposed development is inappropriate in size and scale and therefore **contrary to CS5**.

'CS5; • Allowing development in Community Hubs and Community Clusters that helps rebalance rural communities by providing facilities, economic development or housing for local needs, *and is of a scale that is appropriate to the settlement*; • Ensuring that market housing development makes sufficient contribution to improving local sustainability through a suitable mix of housing that caters for local needs and by delivering community benefits in the form of contributions to affordable housing for local people and contributions to identified requirements for facilities, services and infrastructure. The priorities for community benefit will be identified in partnership with the community;'

Tilstock is part of a Community Cluster with an allocation for housing until 2026 of 50 dwellings. The area proposed for development falls *outside* of the development boundary. This application is contrary to CS4 and CS5.

The Core Strategy states that:

'Community Clusters are comprised of two or more small settlements, where the combined settlements offer a range of services contributing to a sustainable community. *Development will only*

be allowed within (and not between) settlements. For planning purposes, the countryside between the settlements is not part of the cluster.

CS4 : Community Hubs and Community Clusters In the rural area, communities will become more sustainable by: • Focusing private and public investment in the rural area into Community Hubs and Community Clusters, and **not allowing development outside these settlements** unless it meets policy CS5; • Allowing development in Community Hubs and Community Clusters that helps rebalance rural communities by providing facilities, economic development or housing for local needs, and is **of a scale that is appropriate to the settlement**; The priorities for community benefit will be identified in partnership with the community;

4.69 Development in Community Hubs and Community Clusters will be within the village, or on land that has been specifically allocated for development. To prevent fragmented development, windfall development adjoining the village is not acceptable, unless it is an exception site for affordable housing or other development allowed under Policy CS5 Countryside and Green Belt.'

Housing mix/need

Whilst it is noted that the development offers a mix of housing sizes and styles and a provision for affordable housing, it is of a size that is inappropriate in the context and setting of a small rural village. The Design and Access makes reference to various housing surveys carried out for Shropshire but makes no reference to the specific Whitchurch Rural Housing Needs survey undertaken by Shropshire Council in March 2021. Was this survey taken into account?

Community engagement

Community engagement was provided in the form of a public meeting which, although it was well attended, did not produce a positive response from residents. The Developer did not attend a Parish Council Meeting or to engage face to face with its Councillors. Therefore, the developer cannot reasonably claim that any 'priorities for community benefit have been identified in partnership with the community' in relation to identifying requirements for facilities, services and infrastructure, which is a **contravention of the aims of CS5**.

Economic benefits

The Parish Council is not of the opinion that the proposals outlined in this application would bring any local economic or community benefits to Tilstock. A development of 70 houses would place undue pressures on existing infrastructure: The School has no places available, there is not a GP surgery in the village, patients would therefore be expected to join practices in Whitchurch which are already struggling to absorb numbers from new developments in Whitchurch. Tilstock does not have any shops so residents must travel to small local shops in Prees Heath or into Whitchurch via car or the somewhat limited bus service. Both destinations are inaccessible to pedestrians due to lack of footways and distance which increases the need to travel therefore increasing carbon emissions.

Scale & Size of development proposals

The proposals outlined are in direct **contravention of CS6** : Sustainable Design and Development Principles which state that development:

‘Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate;

The addition of a development which would exceed even the original allocation in SAMDev Plan is inappropriate in scale and density and would irrevocably and detrimentally alter the characteristics of the existing village.

Amenity space provision

It has been noted that a small play area has been designated on site. This is similar in size to the existing play area adjacent to the village hall and cannot, therefore, be considered to be an improvement on an existing asset, or a benefit, as provision is already in place for an age group likely to be catered for in this area. Tilstock requires a large amenity area which will cater for a higher age group ie 10+. This proposal does not meet the needs of the community as referred to in CS6 which states that development:

- Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities.

New developments can make a positive contribution to the level of open spaces in our towns and villages and the connecting links between open spaces.... *Where it can be shown that on-site provision is not appropriate the developer will be expected to make a contribution to provision off-site.*

The proposed play area is inadequate in size/style and is of no additional benefit to the community. The developer would have been better to have actually engaged with the community to establish actual *need* so that the criteria of CS6 could have been met, rather than simply ticking a box to provide ‘some’ amenity space. It is clear that proper consultation with the local community has not been undertaken:

The Parish Council refers to CS8:

CS8 : Facilities, Services and Infrastructure Provision The development of sustainable places in Shropshire with safe and healthy communities where residents enjoy a high quality of life will be assisted by:

- ***Protecting and enhancing existing facilities, services and amenities that contribute to the quality of life of residents and visitors;***

Tilstock benefits from a pub, a tennis and bowling club, a village hall and a school. The School is currently at capacity and any new children in the area would need to apply for places in the Whitchurch area or beyond. Consequently, new residents would not be able to benefit from the existing provision of a School, which may reduce the quality of life for families which would have to make travel arrangements to access education/playmates. There are no shops in Tilstock. The proposals in this application do not enhance existing facilities or provide anything that Tilstock does

not already benefit from. A large number of additional houses/residents will reduce benefit and amenity of the current facilities for existing residents placing undue burden on those facilities.

Infrastructure

The Parish Council would like raise the long standing recognised sewerage/drainage infrastructure issues in Tilstock. Any new development will inevitably put the existing system under increased pressure and developers will need to clearly and positively demonstrate that capacity is adequate and sufficient to cater for 70 additional homes as specified. The Parish Council is aware that a recent attempt by the Village Hall to install electric car charging points failed due to lack of electrical capacity.

CS8: • Ensures that there is capacity and availability of infrastructure to serve any new development in accordance with the objectives of Policy CS8.'

CS9 : Infrastructure Contributions Development that provides additional dwellings or employment premises will help deliver more sustainable communities by making contributions to local infrastructure in proportion to its scale and the sustainability of its location, in the following order of priority: 1 Critical infrastructure that is necessary to ensure adequate provision of essential utilities, facilities, water management and safe access for the development including that identified in the LDF Implementation Plan;

Access

The Developer's Design and Access statement states that:

'The village hall is approximately 400m walking distance from the application site, and the primary school is 300m from the application site. Both will benefit from a *direct pedestrian link* from the application site.'

The Parish Council has noted that Highways have not as yet responded to the consultation regarding access. The proposed access is via one entry/egress point onto the B5476 at a point which is almost directly opposite another access point and is at a point where clear sight lines are unavailable. It can be reasonably anticipated that 70 proposed dwellings would mean a potential 70-100+ vehicles on site, anticipating at least one car per household, perhaps two. This would result in a significant number of vehicle movements per day on/off site and joining the local highway. Such an increase of traffic within the village is of concern and would have a detrimental impact on residential amenity for existing residents.

The Core Strategy states that:

'High quality design will be expected in all new developments to ensure that the development is appropriate to its setting and surroundings and to ensure that local character is reflected. Appropriate landscaping and tree planting will form an integral part of any proposal to ensure that development is better assimilated into its surroundings. Developments should also include room for appropriate vehicular access (including for waste and emergency vehicles), suitable provision of car and cycle parking as well as **footpaths and cyclepaths (where appropriate) and linked where possible, to the existing network.'**

The proposal for 70 new dwellings to be delivered on one site adjacent to the village is inappropriate to the setting and its surroundings. There is no pedestrian access from the proposed development entry point to enable safe passage on foot into the village. The only designated pedestrian access point is via a footpath on what is currently privately owned land (agricultural) to the rear of the

Village Hall towards the School. This footpath, through a field, would not be visible from any main area and would present a safeguarding concern and could give rise to opportunities for criminal activity/anti social behaviour. At least one section of the proposed path through the field is on land which regularly floods and is in an area where the land dips considerably in comparison with other parts of the field. Safe access ie vehicular access with adequate sightlines and for pedestrians and cyclists, is *essential* for any new development. The proposals do not give adequate safe access.

Biodiversity net gain provision

The Environmental Act 2021 specifies that all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain.

The Parish Council has been unable to locate relevant documents. Has the Developer provided information regarding net gain provision? If so, where is it located?

Whitchurch Rural Parish Council strongly opposes and objects to the planning application 24/04176/FUL on the basis of the material planning reasons and contravention of policies as outlined in this document.

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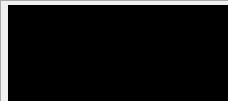
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Name MR MARK RICHARDSON

Address



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Planning Application

Land To the East of Tilstock Road Tilstock Whitchurch Shropshire

Appeal Reference - 25/03362/NONDET

The planned development by Boningale Homes outside the village border on the B5476.

The following are issues you may wish to consider in relation to the proposed development.

The revised plan is for 70 dwellings.

Summary of Issues:

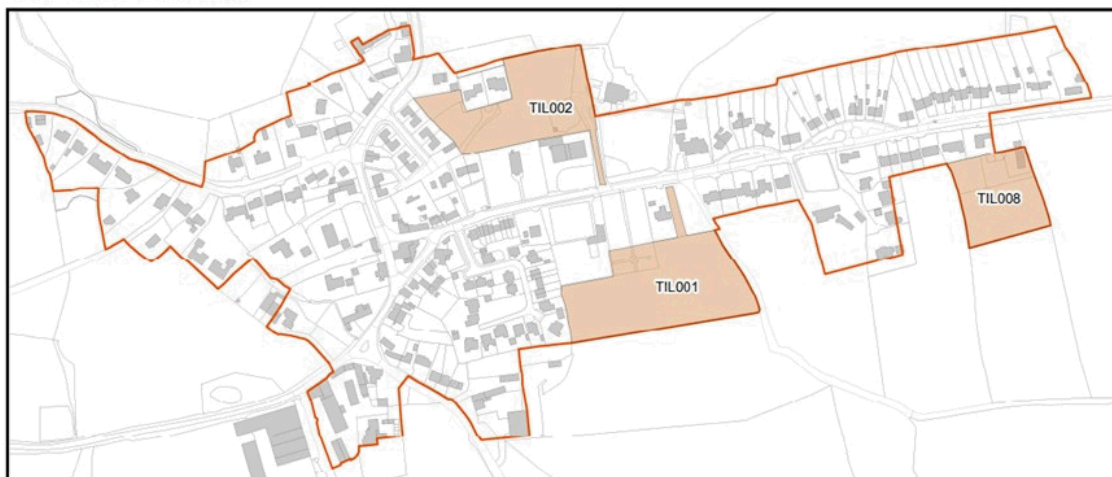
- The proposed development is contrary to Local Policy
- Tilstock is claiming over-development compared to similar Shropshire villages
- Dangerous access concerns on the B5476 and pedestrian access to the village
- No socio-economic benefits offered to the community
- Insufficient Consultation for Application
- Application Fails to Offer Key Housing Criteria
- Application Fails to Meet Village Character Requirements
- Application Proposes to Use Greenfield Site
- Application Fails to Address Drainage / Flooding Issues in Tilstock
- Safeguarding and safety issues around the proposed footpath to the back of the school

The proposed development is contrary to Local Policy

In local policy planning terms Shropshire Council are currently working on a revised Local Plan and in terms of this area Tilstock, Ash Magna / Ash Parva, Prees Heath, Ightfield and Calverhall are a "Community Cluster" within these areas new residential development will be delivered through any saved SAMDev allocations (SAMDev = Site Allocations and Management of Development). The map for Tilstock is as given in Figure 1 with the red line on the diagram showing a village development boundary. Tilstock had 3 allocated sites in the SAMDev for a total of 50 houses.

Figure 1: Tilstock Development Boundary

S18 Inset 3 Tilstock



The allocations for housing are as follows and all have been built.

Allocated site	Development guidelines	Provision
TIL001 Land at the Vicarage, Tilstock	Development subject to a vehicular access off Tilstock Lane through the current site of the Vicarage garden; the maintenance of the Vicarage; suitable amenity mitigation for residents of Church Close; and the creation of hedgerow to the southern extent of the site to act as a defensible boundary.	25
TIL002 Land at Tilstock Close, Tilstock	Development subject to a vehicular access off Tilstock Lane, with Tilstock Close to provide a pedestrian access only. Development to come forward after 2017 or following the completion of site TIL001.	13
TIL008 Land at Russell House, Tilstock	Development subject to a vehicular access off Tilstock Lane, and the re-use of the existing on-site garage for community benefit, potentially as either a village shop or business starter units, subject to locally defined needs and aspirations.	12

Tilstock has fulfilled its housing obligations under the SAMDev Plan. The development is outside the agreed boundary for residential building, as per the SAMDev and there is no justification to overrule this planning policy document (which should only be done in exceptional circumstances).

Within the Local Plan it states mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in sites including Tilstock on the integrity of the Cole Mere and Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar and the Brown Moss SAC/Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.

The application is contrary to policies CS1, CS4, C55, MD1, MD3, MD7a and S18.2(ii) of the Local Plan.

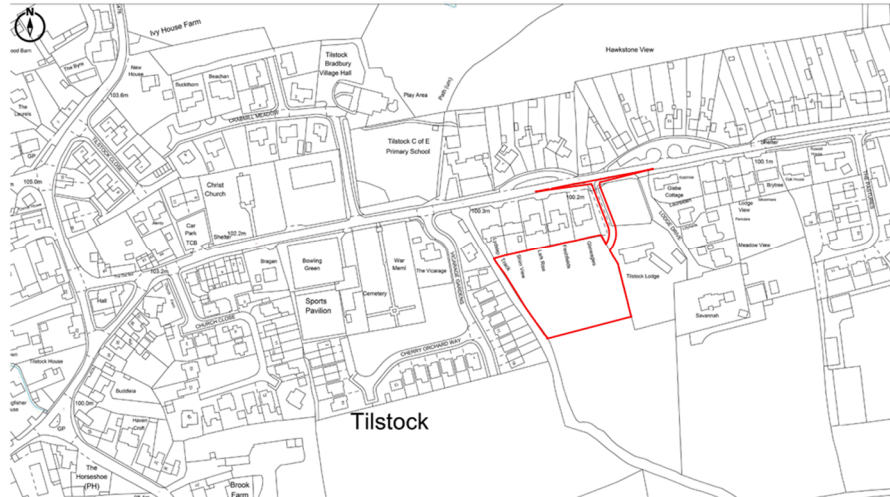
A proposed development for 3 bungalows, next to the SAMDev boundary, between the Boningale land and the Crabmill Meadow development was turned down in 2023 by the planners, because it was outside the village boundary. 9 years ago, planning permission was sought for 5 houses along Hollins Lane that was also refused [including at appeal] because it was also outside the SAMDev boundary.

Tilstock at Risk of Over-Development

As noted, Tilstock has had 3 housing development in the present SAMDev period, all built in the past 10 years. This is proportionately more than any other North Shropshire village. The community cluster that Tilstock is a part of must have 100 new houses plus infilling designated in the present SAMDev. Tilstock has had 50 of these new houses already, added to the existing 200, an increase of 25%. Adding a further 70 homes would add a total of 65% to the housing stock that existed 5 years ago. To paraphrase the planning officer, *"the community cluster requirements have not only been met but surpassed"*.

Additionally a new application Reference 25/01114/OUT is pending creating additional 5

dwelling in this community adding to the concerns for over development



Access Concerns on the B5476 and Pedestrian Access to the Village

The proposed access to the Whitchurch to Wem road is between two “S” shaped bends both of which are “blind” and therefore highly dangerous. To make matters worse the plans show a tree and hedging to completely obscure views of oncoming traffic.

At the S bend approaching the village there is a pinch point that causes vehicles to be unable to pass due to the nature of the road layout

The proposed building plots are on land that has no connection with the village. There is a proposed footpath over private land. This raises security and safe guarding concerns with the local school where the proposed route passes between the school and the school playing field.

No Socio-Economic Benefits Offered to the Community

The introduction of 70 additional households into the village is likely to cause a significant negative socio-economic impact with current restrictions on key services such as schools, dentists and doctors aligned with other building projects in the key services catchment area there isn't the capacity for the needs of additional residents to be met.

The proposal has no defined positive benefits demonstrated. There is already a play area of similar size which is maintained by the Parish Council. The catchment pond in the application will be a huge potential danger to children, especially being next to the play area. It will need maintaining, by who?

Insufficient Consultation for Application

The public event where the proposals were exhibited was not advertised at all. The Parish Council was notified and they ensured local residents were aware (no notification was received from Boningale apart from to the Parish Council). In total 100 locals attended the consultation event and a show of hands did not show a single person in favour (of the original application description). The application that has been submitted is significantly different to what was proposed during the only public meeting (which had included a residential care home, fewer dwellings and medical facilities) and should have been subject to a separate consultation exercise.

At a similar event years ago, concerning the 3 now built developments, many locals approved as the individual developments were on a smaller scale, and within the village boundary as defined by the SAMDev. At the recent public meeting there was much hostility from locals who felt that Tilstock has had its fair share of new housing and has done its bit for Shropshire's housing needs.

Application Fails to Offer Key Housing Criteria

Parking provision within the plans shown at the public meeting was very small, although no longer relevant shows that Boningale has little grasp of how to build such developments.

Application Fails to Meet Village Character Requirements

Boningale propose approximately 70 houses, more than the 3 newly finished developments put together. It is completely out of proportion to the size of Tilstock and would spoil the character of our ancient village.

No housing need has been demonstrated by Boningale. Indeed, a survey by the local Parish Council in 2022 [summary on their website] found one of the main issues for Tilstock residents is now over development, with very few asking for more housing. 2 miles north of the village on the access road to Whitchurch it is worth noting there is an 800-housing development that is underway.

Application Proposes to Use Greenfield Site

The land is a greenfield site.

Application Fails to Address Drainage / Flooding Issues in Tilstock

Within the vicinity of the proposed site there are significant flooding issues (at the “S” shaped bend as you enter Tilstock and within Hollins Lane that is in proximity).

Application fails to risk assess the proposed footpath to the village.

The proposed footpath is the only way that residents would be able to walk to the village. It crosses private land which is waterlogged for most of the year, has horses in the same field, and joins a public footpath at present not much used. This public path runs next to the primary school and has been highlighted by the school as a safeguarding issue.

The Appeal lacks conclusive supporting evidence for this application

Appeal Documents and Findings

- **Questionnaire**
Claimed as **no** H&S risk to visit the site – it should be noted that the access/egress point is currently unsafe to park a car or for pedestrian access and should be avoided.
- **BUSES IN URBAN DEVELOPMENTS**
– no relevance to Shropshire and no data on buses and timetables
- unlikely that these houses have easy access to the bus locations
- **SHROPSHIRE MANUAL FOR ADOPTABLE ROADS AND TRANSPORT**
Working draft contains no evidence to support the safe location of the access/egress from the site
section 22 states
Pedestrian and cycle routes must provide reasonably direct and safe connections to popular destinations such as schools, play areas, shops and bus stops, particularly, in mixed use projects and on re-development sites.
There are no defined safe routes for this application but if Boningale is offering to provide one the Tilstock residents would accept this!
- **FLOOD RISK AND DRAINAGE STATEMENT**
section 6.2 states - A SuDS drainage strategy is proposed to manage the potential impact of the development on surface water runoff rates post-development. This will be achieved through discharge to the public surface water sewer system within the public highway, at an agreed restricted discharge rate with Severn Trent Water and appropriately sized attenuation (i.e. detention basin/lined permeable paving).
Note – existing arrangement with Severn Trent fail to resolve already existing run offs on the B5476 as flooding is a current and recurring issue and is adjacent to the proposed access/egress point.
- **STATEMENT OF CASE**
Section 3.1.3 Economic impact is claimed but not supported – housing in the area around Tilstock is suffering inability to sell already delivered homes
Section 3.1.6 accessible and sustainable location close to key services and facilities

This is unsubstantiated as there are no reportable benefits to the existing community
The five year supply for Shropshire is limited in shortfall the shortfall is not large (567 dwellings) and
Tilstock is already suffering over-development that is not supported by the current infrastructure

- **STATEMENT OF COMMUNITY INVOLVEMENT**

Section 0.1.0 There are factually inaccurate statements in this document that refer to consultations
The public engagement was **not supported by any actual meetings arranged by Boningale homes** or
their representatives.

Promised during public meeting – shop, doctors surgery, hairdressers and gym all within an care home
– none of which appear in this proposal.

To date there has been insufficient public consultation and plenty of mis-information

The action group TEAG – have held since this point 2 public meetings and there is zero support for this
application with vehement opposition to this building proposal.

- **HEARING STATEMENT**

Section 2.24 confirms case officer stated “Tilstock is an identified settlement for new housing growth
under the current adopted Local Plan” he then goes onto say, somewhat contradictorily, that Tilstock is
not a settlement that is able to accommodate additional growth “and all of the associated pressures”.
Tilstock has undertaken all SAMDev planned development and is now suffering from resource
deficiency with interrupted power supplies and weakened water pressure resulting in cases of a drop in
pressure resulting in interrupted supplies of water for short periods – in 2025 this is an unacceptable
level of service supply.

Section 2.30 **Cycle links** – the statement suggest excellent cycle links but the residents are acutely
aware of the dangerous nature of the roads in and around Tilstock – there are no safe cycle routes as
claimed. The B5476 has a history of motor cycle accidents (and death) associated with travelling this
road.

Section 4.36 **Need and Delivery in Tilstock Village**

This section doesn't take any reference to the total WRPC area – namely the data is selecting only part
of the cluster and to the whole – the claimed supply is therefore factually inaccurate.

Within the local area just outside this cluster in Whitchurch (2 miles) there is already major building
projects running that are suffering poor take up of sales.

Barrat and David Wilson planned to build 561 homes of which for Barrats 35 are sold, 9 ready and
unsold – David Wilson have sold 27 and 10 unsold – expected to be on-site until 2031

Additionally Shropshire Homes are building 53 and only 3 remain due to location near railway station.

Housing delivery test measure net homes delivered in a local authority are a using national statistics and
local authority data – latest test results show Shropshire has over delivered the need by +43% over the
target.

Conclusion

In summary, the

- Boningale proposals are clearly not compliant with the settlement strategy of the Local Plan.
- Boningale has not justified why it should be allowed to override the Local Plan.
- No evidenced housing need has been identified that would overcome this non-compliance, quite the opposite in fact.
- The proposed site is not connected to the village by foot.
- There are few local amenities [the village hall, primary school and pub] that would not be connected other than via a proposed footpath across boggy ground that can only be crossed in wellingtons 8 months a year.

Even for the recent [August 2022] proposal for 3 homes sandwiched between the Boningale land and
the Crabmill development the planning officer stated **“by going beyond the recommended
maximum numbers by too great a degree could result in unsustainable development that
stretches infrastructure and community goodwill towards breaking point”**.

Furthermore “It is considered that allowing further 3x homes would further push the total number of homes allowed within the current plan period in the cluster beyond an acceptable level as the total would be over 50% greater than the guideline figure. This level of increase would bring about further undue pressure on the limited local infrastructure and be contrary to the settlement strategy of Local Plan which is up to date and the social dimension of sustainable development”.

Rec'd 17/6/25

Mrs S. Bennett

24/04/26/FUL

Re Application by
Boswellale Developments
Tilslock Rd
Tilslock

14-6-25

Dear Sir or Madam,

I am a disabled resident and use a powerchair in + around the village. The traffic is bad enough now for the size of the village. We have a small school, No shop, nearly (non-existent) street lighting, yet proposing a load more housing without infrastructure to cope with it.

Utter Madness!!!

Nothing has changed since the last proposal.

Yours faithfully

P.S. The roads are far too narrow now let alone any further building

25/03362/NONDET

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/L3245/W/25/3362414

DETAILS OF THE CASE

Appeal Reference APP/L3245/W/25/3362414

Appeal By . BONINGALE DEVELOPMENTS LTD

Site Address
Land To The East of Tilstock Road
Tilstock
Shropshire
SY13 3JQ

SENDER DETAILS

Name MRS BARBARA WISE

Address



ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Tilstock is a small rural village in Shropshire. Over the past years there have been developments within the village which have been absorbed into the community. This proposal by Boningdale to build 70 new houses outside the village boundary is not being well accepted by current residents for several reasons, although I have to remind you that I am writing from a personal perspective.

1. Seventy new houses would upset the balance of the village, which apparently already has exceeded the previous expansion arrangements
2. The proposed access to the estate is NOT SAFE. Despite figures submitted by Boningdales about the usage of the road, even I can see that there is too much traffic between Whitchurch and Wem, much of it being heavy and large vehicles (often exceeding the 30mile per hour limit!!)
3. The land was originally marketed as "agricultural land". Then we discovered that there was a proposal to build on it.
4. This would mean that yet more land in the area would be covered with hard surfaces, resulting in loss of habitat, loss of green space, and loss of ground which would otherwise absorb rain fall naturally.
5. There are concerns from others that the (maybe) access into the village centre is too close to the village school.
6. There will be little, if any, pedestrian way from the estate, therefore it will rely on vehicular use, thus increasing the volume of traffic on the main road.
7. Because of this the possible residents will be a separate entity from the village and find it difficult to integrate with safety. Or they would have to use vehicles. Is this good for the zero carbon intentions of the government?
8. RURAL ENGLAND WITH ALL IT'S BEAUTY, DIVERSITY AND ECOLOGY IS FAST BEING BURIED UNDER A MASS OF HARD SURFACES. Which leads to flooding as the water cannot be absorbed into the ground at a sustainable level.

FINALLY, PLEASE, PLEASE, will you take into consideration the concerns of the local residents. I am sure that we are not against progress, but this proposed development is over and beyond anything which is acceptable by any standards. Do we want, in the future, to be looked upon as the era which buried and destroyed this country?

As I have said, this is my personal opinion, but surely the thoughts of individuals should not be ignored in a democratic society?

Think about your decision please.