

Land to the East of Tilstock Road, Tilstock, Shropshire

URBAN DESIGN STATEMENT

Planning application ref: 24/O4176/FUL
Appeal Ref: APP/L3245/W/25/3362414

Prepared by Pegasus Group on behalf of
Boningle Developments Limited
P24-1425 | May 2025



*“The creation of **high quality, beautiful and sustainable buildings and places** is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”*

(§131, Framework 2024)

Expertly Done.
DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Design

Since 2003, we’ve been solving planning and development problems for our clients successfully, and we’re really proud of that. Even though our work is complex, what we deliver for our clients is very simple: we deliver results.

Expertly Done sums up our approach. We listen and learn from our clients, working as true partners who are passionate about delivering excellence and expertise on every step of the journey.

Everything we do is Expertly Done.

Contents

1. Qualifications and Experience	5
2. Summary and Conclusion	10
3. Site and Surroundings	18
4. Design Related Policy Guidance and Context	24
5. Appropriateness of the Appeal Scheme	32
6. Compliance with Policy and Guidance	42
7. Conclusion	49
A Appendices	

NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



Pegasus Group
21 Ganton Street
London
W1F 9BN
www.pegasusgroup.co.uk | T 01285 641717
Prepared by Pegasus Design on behalf of Boningale Developments Limited.

Pegasus Design is part of Pegasus Group Ltd

May 2025 Project code P24-1425

© Copyright. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Ltd.
Crown copyright. All rights reserved, Licence number 100042093.

♻️ Printed material produced by Pegasus Design is printed on paper from sustainably managed sources and all parts are fully recyclable.

01

Qualifications and Experience

Colin Pullan BA hons Dip UD

- 1.1 My name is Colin Michael Pullan. I am a Senior Design Director at Pegasus Group. I hold a Bachelor of Arts Degree in Planning and a Post Graduate Diploma in Urban Design. I am a member of and former Chair of, the Urban Design Group, a membership charity established in 1978 open to all who care about the quality of life in our cities, towns and villages and believe that raising standards of urban design is central to its improvement.

1.2 I have over 35 years' experience as an urban designer in the private sector, covering all design matters. I studied at the Oxford Polytechnic JCUD (now Oxford Brookes), one of the most distinguished urban design universities before moving into private practice as an urban designer/masterplanner at Thamesmead Town Ltd from 1987. From Thamesmead Town Ltd I moved into a private consultancy at Town Planning Consultancy in 1995 and then Chapman Warren Associates in 1999, during which time my experience broadened to take on national projects and more general planning and urban design issues.

1.3 From 2000 until 2011 I worked at RPS, a multidisciplinary practice where my responsibility as Urban Design Director was to provide sound urban design advice to public and private sector clients, with an awareness of both current and emerging best practice. In February 2011 I joined Nathaniel Lichfield and Partners (Lichfields). In January 2019 I joined LSH to head up their Urban Design Team. In August 2023 I joined Pegasus Group as a Senior Design Director.

1.4 I estimate that I have given evidence at approximately 120 planning inquiries / hearings over some 20 years. In many, if not most of these cases, I gave evidence on the same basis that I do here.

1.5 I was instructed by Boningale Developments Limited in June 2024 to prepare the design submission for the application, including the design layout and the Design and Access Statement. I was subsequently appointed to prepare this Urban Design Statement ("**Statement**") and present evidence at the hearing.
- 1.6 I am familiar with the site and surrounding area and I have studied the relevant national, regional and local plan policy background.

1.7 My Statement is confined to design related matters.

1.8 I confirm that, insofar as the facts stated in my Statement are within my own knowledge, I have made clear what they are, and I believe them to be true; and that the opinions I have expressed represent my true and complete professional opinion irrespective of by whom I am instructed. I have presented urban design evidence at appeal covering issues that are pertinent to this appeal, including matters of height, density, layout and appearance.

Relevant Experience

- 1.9 I set out below relevant recent examples for residential led developments that I have been involved with at appeal. I acknowledge that each scheme was considered on its own merits. However, these examples have been within a greenfield context, adjacent to an existing edge of a settlement and design matters considered pattern of growth, context and character and the appropriate design response.

Appeal Ref: APP/P1425/W/22/3313204: Land opposite Bishops Close, Ringmer, RH14 9GN

- 1.10 In 2023 I presented urban design evidence in support of residential development at Ringmer, East Sussex for Thakeham Homes (See Figure 1 opposite). The scheme for 68 dwellings was located at the edge of the village. The site was beyond the settlement boundary as identified in the local plan and comprised agricultural land which had not been used for several years for arable farming. The site was agreed to be in a sustainable location within 10 minutes walk of local services and facilities.
- 1.11 The main issues at the appeal were: whether or not the location of the proposed scheme is acceptable having regard to both national and local policies; and the design of the proposed scheme and its effects on the character and appearance of the area (that the appeal scheme didn't represent a 'village scale' of development and would not integrate with the village).
- 1.12 Considering the location of the appeal scheme, the organic pattern of growth of development generally within the village supported the location of the appeal site. Each period of growth, particularly from the 20th century, was reflective of its time, such as suburban estates and ribbon development and therein there



Figure 1: Bishops Ringmer Layout Plan. Thakeham Homes Appeal Scheme and inset, appeal site in context of the village (LVIA for scheme)

was a good degree of latitude for the character of the scheme.

- 1.13 The Landscape and Visual Impact Assessment ("LVIA") concluded that any landscape impacts of the scheme would be largely localised which would reduce overtime through mitigation. The scheme included building typologies common throughout the recently completed developments in the

village; there was no marked difference between affordable and market housing. Whilst Policies required development to respond positively to character areas, there was no reference to a particular design character. The appeal scheme reflected the qualities of surrounding development.

- 1.14 The appeal was allowed November 2023.

- 1.15 In June 2022 I presented urban design evidence in support of a residential development for Redrow Homes Ltd at Littlehampton Road, East Preston, Angmering.
- 1.16 The main issues addressed at the appeal included: whether the proposal would be an acceptable development in the countryside, having regard to its effect on the character and appearance of the surrounding area, its effect on the East Preston to Ferring Settlement Gap, its effect on the setting of the South Downs National Park; and its design.
- 1.17 Pegasus Group presented both design and landscape evidence.
- 1.18 The appeal site was part of a larger open arable field, within countryside and was not allocated for housing.
- 1.19 The Landscape and Visual Impact Assessment (LVIA) indicated that, with the incorporation of appropriate mitigation measures and a positive design response, the site would visually blend into the surrounding residential landscape. The key characteristics that define the local landscape character beyond the site would remain physically unaffected. The Inspector accepted that there would be significant harm to the landscape as a result of the permanent loss of the open rural character of the site. However, in terms of tree loss, the landscape masterplan illustrated that the proposal would deliver a 'net gain' of additional native and ornamental hedges and trees within the landscape areas, landscape corridors and areas of public open space. As such, many of the landscape elements that contribute to defining the character of the site, including the trees, shrubbery and hedgerows, would be strengthened in the medium and longer term.
- 1.20 The proposed development was visually well contained due to the existing and proposed tree cover and existing residential areas to the west. The visual effect would be limited to mainly the local area and the edge of East Preston, wherein the development would appear as an extension to the existing



1.21 The proposed density and layout made an efficient use of land and would reflect the local area in density. It would be graduated away from the higher density of the adjacent housing at Loxwood, which lies within the northeast part of East Preston, to a lower density to the east, adjacent to the open countryside, by different forms of housing with more terraced and semi-detached housing to the west. There would be variation in height and style of the two storey buildings that would reflect the traditional vernacular of some of the post war dwellings within East Preston. This would provide sufficient variety to not require any variation from the linear form of development proposed.

1.22 The Inspector concluded on design:

"I am satisfied that the proposed design would respect the existing surrounding development pattern, and would respond to the setting, scale and proportions. The appellant has demonstrated by means of the DAS, LVIA and expert evidence given at the Inquiry that the proposal would provide a high quality design in accordance with paragraph 134 of the Framework."

1.23 The appeal was allowed July 2022.

01

Appeal Ref: Appeal A Ref: APP/P1940/W/22/3311477: Scheme A: 83 new dwellings, a new doctors' surgery with vehicular access on to Sarratt Road (appearance, layout, landscaping and scale as reserved matters) on land rear of 17-49 Church Lane, Sarratt, Hertfordshire

Appeal Ref: Appeal B APP/P1940/W/22/3311479: Scheme B: 9 new homes, associated access, parking and landscaping (appearance, layout, landscaping and scale as reserved matters) on land adjacent to 97 Church Lane Sarratt, Hertfordshire

- 1.24 Whilst at LSH, I was appointed by Burlington Developments in June 2021 to prepare a vision document in support of the promotion of the two sites (A and B) in Sarratt for residential led development through the emerging Local Plan process (Regulation 18 consultation). LSH was subsequently appointed to prepare indicative schemes and the Design and Access Statements in support of planning applications.
- 1.25 Pegasus Group presented both design and landscape evidence at the Inquiry.
- 1.26 The main issues at the Inquiry included: the effect of the proposals on the Green Belt, including openness; the effect of the proposals on the character and appearance of the area, particularly the landscape; the locational sustainability of the sites; the effect of the proposals on highway safety; and whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify development within the Green Belt.
- 1.27 The schemes, in common with the appeal scheme at Tilstock, are in a sustainable location and accessible to village services. The sites adjoined the existing extent of the village and development would reflect the pattern and growth of the village.



Figure 3: Indicative street scene. Sarratt site A

across the site, as well as creating a series of additional footpaths. The overall amount of hedgerow and trees on the site would increase³⁴. Landscaping could take place along the corridor of the existing footpath. The indicative plans show tree lined streets. As the Appellant notes, there is scope for a well-designed and sensitive scheme. The landscape and visual effects would clearly be greater in the early years of the development, although they would significantly reduce over time as the landscaping matures, and the built form becomes more assimilated into the local context."

- 1.28 The larger site 'A' was a field forming part of a continuous and open swathe of countryside to the east, south and west of Sarratt. It formed part of a wider attractive and undulating landscape with a gently rolling topography. There are clear views out of the site to the fields and expansive countryside beyond. The site benefited from some degree of enclosure and visual containment by virtue of mature hedgerows and intermittent trees along its boundaries. Whilst landscaping was a reserved matter, the Parameter Plan and Indicative Layout showed significant new green buffers and structural landscaping along the south eastern and south western boundaries which would localise the effects on openness to on-site. Both the Appellant and Council agreed that the landscape and visual effects would ultimately be 'localised'.
- 1.29 Considering design the Inspector's Report stated at §39:
"...importantly, whilst the character of the site would inevitably substantially change, the scheme has been carefully designed to incorporate significant areas of open space and landscape buffers, especially on the south eastern and south western part of the site. It is proposed to plant new native hedgerows

- 1.30 Also consistent with the appeal scheme at Tilstock, the scheme for site A was designed to connect to the village core to the north via an established footpath. The vehicular access was to the south, and to dissuade pedestrians walking along the access road, which had no pavement, the detailed highways approach was the same as proposed for Tilstock – to direct pedestrian movement away from the junction – such as foreshortening the footpaths and making the links north more direct, legible and attractive to user.
- 1.31 The schemes were granted consent in November 2023.

Indicative Masterplan

Key:

1. Vehicular, cyclist and pedestrian access and egress to the site
2. Existing woodland edge with trees and hedgerow along Church Lane/New Road
3. Pumping station
4. Proposed indicative SUDs location
5. Proposed indicative swales location
6. Existing PROW
7. Proposed car park for medical centre/ doctors' surgery
8. Proposed pedestrian and cycle access to the site from Church Lane and vice versa
9. Proposed indicative play areas
10. Indicative proposed pedestrian footpath access from Sarratt Road
11. Proposed medical centre/doctors' surgery
12. Proposed self-build area
13. Residential areas
14. Proposed woodland area



Site boundary

Amount

83 dwellings: Indicative mix

15	1 bed apartments
2	2 bed apartments
21	2 bed houses
21	3 bed houses
10	4 bed houses
6	5 bed houses
8	Self build plots

Density

The net density of residential development is 25 dph (83 dwellings across 3.27 ha)

Figure 4: Indicative layout. Sarratt site A

02

Summary and Conclusion



2.1 This Statement has been prepared on behalf of Boningale Developments Limited (the “**Appellant**”). It considers design matters relating to the appeal against the non-determination of planning permission for:

*“Residential development of 70 dwellings including access, open space, landscaping and associated works” (the “**appeal scheme /scheme**”).*

2.2 From February 2024 until March 2025 the Appellant’s design team engaged with Shropshire District Council (the “**Council**”) Officers, statutory and non-statutory consultees, the local community, local ward members and the Parish Council on the design of the scheme as explained in the Statement of Community Involvement (“**SoCI**” CD 5.4).

2.3 The planning application was validated 31st August 2024.

2.4 An appeal against non-determination was made March 2025 (CD 1.1).

2.5 A description of the appeal site (“**appeal site/site**”) and scheme is set out in the Appellant’s Statement of Case (“**SoC**” CD 4.1) and Design and Access Statement (“**DAS**” 5.5) the LVIA (CD 10.1) and Heritage Assessment (CD 11.1).

2.6 The DAS (CD 5.5) and LVIA (CD 10.1), collectively describe the surrounding context and appraise the effects of the scheme upon it.

2.7 The scheme seeks permission for the development of a range of dwellings including short terraces, detached and semi-detached houses and bungalows of mixed tenure within a well contained site, accessible to Tilstock.

2.8 As described by the DAS (CD 5.5) the scheme demonstrates a positive approach to placemaking that would raise the standard of design in this part of Tilstock, with attractive buildings and spaces that draw upon and are consistent with the positive elements of the village’s urban form, whilst as the same time being of a markedly higher quality than some of the surrounding development. What is proposed is not just a

broad mix of housing, but significant areas of open space and planting creating green corridors through the development that retain and reinforce features of the local landscape and create attractive spaces framed by dwellings. See Figure 5.

2.9 The proposed dwellings are presented within a strong landscape setting adjacent to the existing built edge of the village, the Village Hall and close to Tilstock Primary School. The school, hall and further local services are accessible from a short path connecting from the south eastern corner of the scheme to an existing footpath alongside the school as explained in the DAS (CD 5.5).

2.10 At the proposed density the scheme would reflect a natural extension to the village and would not detract from existing characteristics. The peripheral landscape buffers to the east and west would ensure an appropriate urban to rural transition such that the scheme would reflect the existing village edge character to the adjoining countryside.

2.11 The drawings that have informed this assessment include those that were submitted to the Council February 2025 as minor amendments. Only the detailed layout plans were recorded on the Council’s website but not the updated layout plan or landscape plan – the principal drawings of the application – and those that relate to the update. The update sought to address initial comments concerning the relationship of the four northern bungalows to two existing trees along the northern boundary – by moving them south some 2m – and a slight realignment of the footpath / cyclepath link to the south east corner arising from a minor reconfiguration to the drainage pond. The changes are minimal and as effect the layout plan and landscape plan are summarised overleaf with reference to the layout plan.



TILSTOCK Accommodation Schedule

Open Market

Unit Type	No. Beds	No. Persons	Storeys	No. of Units
TYPE C2	2	3	2	6
TYPE C	2	4	2	10
TYPE D	3	4	2	10
TYPE L	3	5	2	10
TYPE E	3	5	2	5
TYPE G	4	7	2	9
TYPE H	4	7	2	10
OM TOTAL				60

Affordable

AH1B BUNG - M4(3)	1	2	1	4
TYPE C2	2	3	2	3
AH3B	3	4	2	3
AFF TOTAL				10
TOTAL UNITS				70

Figure 5: Drwg No: P24-1425_DE_002_D_02 site Layout FV. CD 6.23

Land to the East of Tilstock Road, Tilstock Shropshire



TILSTOCK Accommodation Schedule

Open Market				
Unit Type	No. Beds	No. Persons	Storeys	No. of Units
TYPE C2	2	3	2	6
TYPE C	2	4	2	10
TYPE D	3	4	2	10
TYPE L	3	5	2	10
TYPE E	3	5	2	5
TYPE G	4	7	2	9
TYPE H	4	7	2	10
OM TOTAL				60
Affordable				
AH1B BUNG - M4(3)	1	2	1	4
TYPE C2	2	3	2	3
AH3B	3	4	2	3
AFF TOTAL				10
TOTAL UNITS				70

Figure 5i: Drwg No: P24-1425_DE_002_C_02 site Layout FV. CD 6.23 as submitted August 2024



TILSTOCK Accommodation Schedule

Open Market				
Unit Type	No. Beds	No. Persons	Storeys	No. of Units
TYPE C2	2	3	2	6
TYPE C	2	4	2	10
TYPE D	3	4	2	10
TYPE L	3	5	2	10
TYPE E	3	5	2	5
TYPE G	4	7	2	9
TYPE H	4	7	2	10
OM TOTAL				60
Affordable				
AH1B BUNG - M4(3)	1	2	1	4
TYPE C2	2	3	2	3
AH3B	3	4	2	3
AFF TOTAL				10
TOTAL UNITS				70

SURFACE MATERIALS:

- GARDEN/POS/HIGHWAY VERGE
(SEE DETAILED LANDSCAPE PROPOSALS)
- TARMACADUM

OTHER:

- BIN STORE
- GATE/PERSONNEL DOOR
- AFFORDABLE HOUSING
- INDICATIVE SWALE LOCATION

LANDSCAPING:

(REFER TO DETAILED LANDSCAPE PROPOSALS)

- INDICATIVE TREE PLANTING
- RETAINED VEGETATION
(SEE TREE RETENTION PLAN)
- RETAINED TREE
(CATEGORY A)
- RETAINED TREE
(CATEGORY B)
- RETAINED TREE
(CATEGORY C)
- ROOT PROTECTION ZONE
- TREE REMOVED

ENCLOSURE DETAILS:

- 1.8M HIGH BRICK WALL
- 1.8M HIGH CLOSE BOARDED FENCING
- 0.45M HIGH KNEE RAIL
- FENCING TO PLAY SPACES INC LEAP AND LAP
- 1.2M ANTI TRAP BOW TOP FENCING
- FENCING TO THE SUDS BASIN
- 1.2M BOW TOP FENCING
- LOW LEVEL HEDGEROW
(SEE DETAILED LANDSCAPE PROPOSALS)

Figure 5ii: Drwg No: P24-1425_DE_002_D_02 site Layout FV. As submitted February 2025

Land to the East of Tilstock Road, Tilstock Shropshire

02

Scope and Purpose of this Statement

- 2.12 This Statement explains the design merits of the scheme. It provides reasoned justification as to why the Appellant believes that the scheme would deliver a well-designed place, compliant with relevant design related policies and guidance.
- 2.13 This Statement appraises the design merits of the scheme in light of relevant national, local planning policy and guidance. It explains the appropriateness of the scheme having regard to the character and appearance of the surrounding context.
- 2.14 This Statement also addresses a matter of layout design raised within the Council's email to the Planning Inspectorate of 11th April 2025 which noted that whilst putative reasons will not be made until June 2025 due to local elections; highways – whilst not having made a full response – expressed concerns with the overall design of the layout in regard to street hierarchy, parking and servicing provision.

Summary

- 2.15 To arrive at a balanced judgement as to whether a scheme is detrimental to its surroundings in terms of character and appearance and that the layout is inappropriate, it is necessary to undertake a careful assessment of the scheme in light of the relevant design related policies and guidance. Accordingly, I set out my analysis of the scheme against these. I leave it to others to accord weight to those documents.
- 2.16 The imperative for seeking to secure 'high quality' design that optimises the capacity of a site is set by the National Planning Policy Framework ("Framework") at Sections 11 and 12, and in the context of this appeal, underlined by the Shropshire Core Strategy Development Plan Document: Policy CS6: Sustainable Design and Development Principles and Policy MD2: Sustainable

Design of the site Allocations and Management of Development Plan.

- 2.17 The Framework at §132 seeks development that is: *"grounded in an understanding and evaluation of each area's defining characteristics"*; at §134, reflects *"local character and design preferences"*; and at §135 (c): *"sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)."*
- 2.18 Policy CS6 seeks development that *"is designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness."*
- 2.19 Paraphrasing §40 and §65 of the National Design Guide ("NDG"), it states that well-designed places make efficient use of land with an amount and mix of development and open spaces that optimises density; relates well to and enhances the existing character and context; and enhances positive qualities and improves negative ones.
- 2.20 The scheme have been prepared in accordance with the relevant design polices of the Framework and local plan policies and relevant guidance. The Appellant's position is that the scheme demonstrates a positive approach to placemaking and regard to surrounding context. It has been prepared by an experienced local housebuilder.
- 2.21 The scheme will undoubtedly be a change to the existing context. However, I consider this a positive one. The scheme retains an appropriate rural edge to the village, reinforcing existing characteristics, as approached from Tilstock Road or as may be seen from the east, with development set behind a generous landscape buffer. The landscape buffers afford space for the integration of new tree and boundary planting to reinforce that which is present.
- 2.22 The layout creates a permeable network of spaces informed by topography, landscape, accessibility and the connection to the

existing footpath from the eastern boundary. The landscape strategy provides a range of attractive public open spaces that provides a setting for the development. The perimeter block layout with dwellings addressing the public realm is consistent in design with developments in the village. The scheme will foster a strong sense of place.

- 2.23 The scheme proposes a balanced community with a range of market and affordable houses. What is proposed is a mix of terraced, semi-detached and detached dwellings of typically two storeys in height, characteristic of what is found in the village.
- 2.24 Informed by the landscape context and achieving the optimum use of the site, the scheme is of an efficient, average numerical density of circa 30dph which is feathered and reduced to the outer edges – characterised by detached dwellings in large



plots, bungalows and green buffer space as opposed to the two terraced groups and semi-detached dwellings to the centre of the layout.

- 2.25 The pattern of development is no denser than that found in the village. The proposed height, scale and massing of the dwellings is no greater than that found within the village.
- 2.26 In terms of appearance, the schemes would reinforce the positive characteristics of the village as identified in the DAS (CD 5.5) and draw upon local built form and a common palette of materials whilst allowing for individuality and variation to create interesting street scenes.
- 2.27 I conclude that the scheme would be a place in which people would want to live, of a design wholly appropriate for the surrounding context.



Figure 6: Drwg No. P24-1425_DE_008_B_01. Street Scene AA. CD 6.22

Land to the East of Tilstock Road, Tilstock Shropshire

03

Site and Surroundings

Site

- 3.1 This section summarises the site and surrounding context with regard to the DAS (CD 5.5).
- 3.2 The appeal site is approximately 4.05 ha in size and is located to the east of Tilstock Road at the northern edge of the village. See Figure 6. It comprises an ordinary pastoral field on the settlement edge, bounded largely by hedgerows and trees that will be augmented by new planting, meaning that the overall tree and hedgerow resource the site will be enhanced. There are no landscape or visual features on the site that are rare. It contains no structures or buildings.
- 3.3 The surrounding housing is not identified for any particular characteristic or feature that differentiates it from other housing areas in the village and is not of particular great quality or distinctive to Tilstock. This is not an area of particular local distinctiveness apart from the older properties to the centre of the village around the junction of Tilstock Road and Tilstock Lane and the Church. See Figures 9, 10 and 11.
- 3.4 The site does not lie within a conservation area and does not contain any listed buildings. It does lie within the setting of two heritage assets as addressed by the Heritage Assessment (CD 11.1) which concludes:
 - The proposed development will adversely affect the significance of the Grade II Listed Christ Church through changes to its setting. The scale of effect will be less than



Figure 6: Context: site location Plan DAS (CD 5.5)



View along the sites western boundary from the B5476

Figure 7: Context: View 3 above from Tilstock Road with site boundary to the left and centre of frame



Figure 8: Context: View 2 from LVIA looking across from northern boundary of site towards existing settlement edge of Tilstock



Figure 9: Bungalows on Tilstock Close



Figure 10: Houses on Crabmill Meadow



Figure 11: Interwar suburban Ribbon development housing on Tilstock Lane
Land to the East of Tilstock Road, Tilstock Shropshire

03

substantial harm at the lower end of the spectrum.

- The construction of housing within the site will adversely affect the setting of the non-designated Ivy House Farm. The scale of impact will be low as the changes will affect only part of the wider agrarian setting of the farmhouse and affect views from one first floor window.

Historic Pattern of Growth

- 3.5 When considering the appropriateness of new development adjacent to an existing village built envelope, an understanding of village growth, historic maps and aerial photographs provides a useful reference to draw an appropriate pattern of future growth. Historical mapping is provided within the Heritage Assessment (CD 11.1) and summarised below.
- 3.6 As shown at Figures 12i - 12iii, up until 1936 Tilstock was a nucleated village centred the junction of Tilstock Road / Steel Road (north-south) and Tilstock Lane / Maitkiln Lane (east-west).
- 3.7 Up until 1906 built development was concentrated along the north-south corridor. By 1926 there was evident a small outlier estate of semi-detached houses on Tilstock Lane to the east, but otherwise the village remained concentrated to the north-south route and around the junction of the two routes.

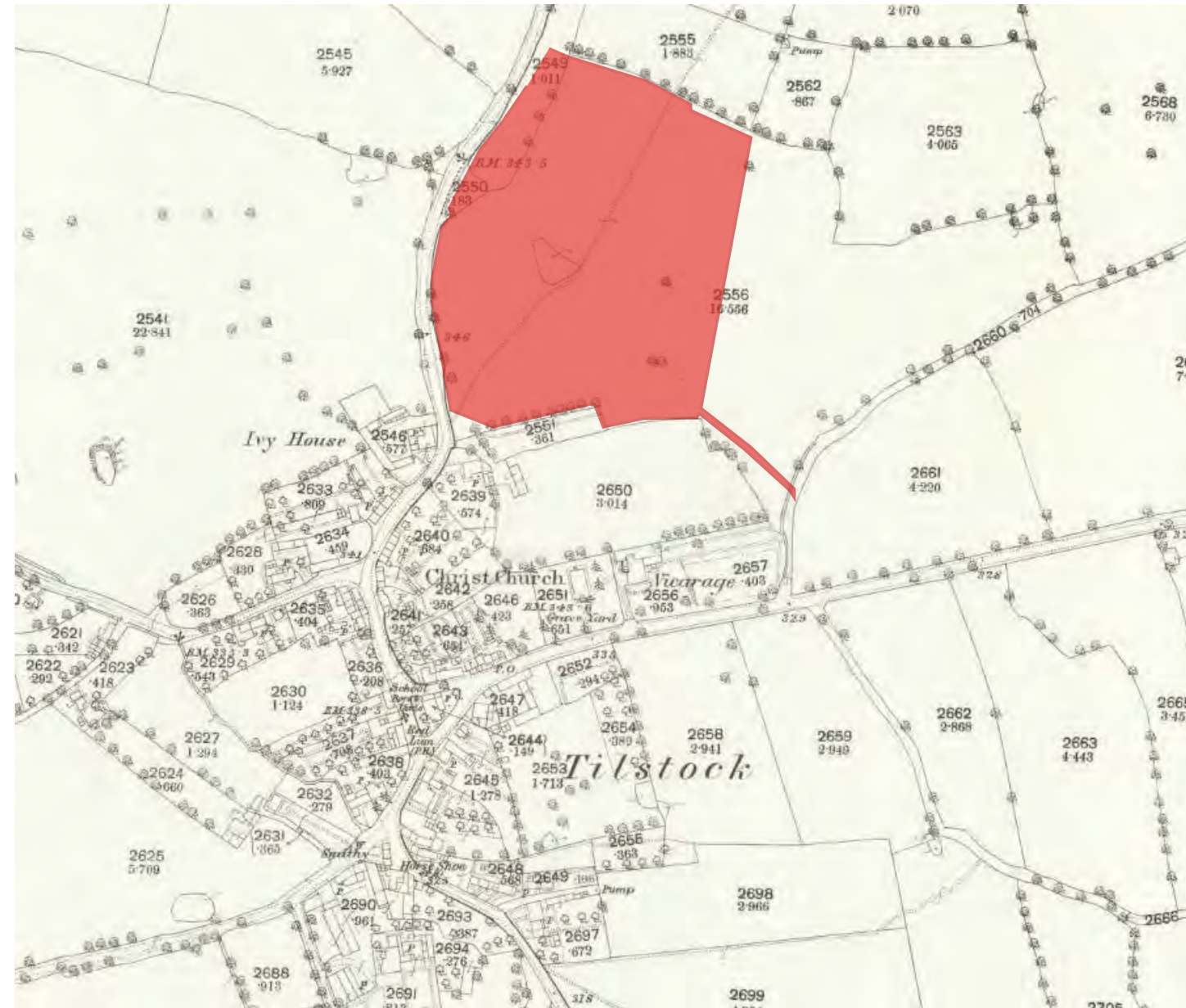


Figure 12i: Extract of 1880 OS Map

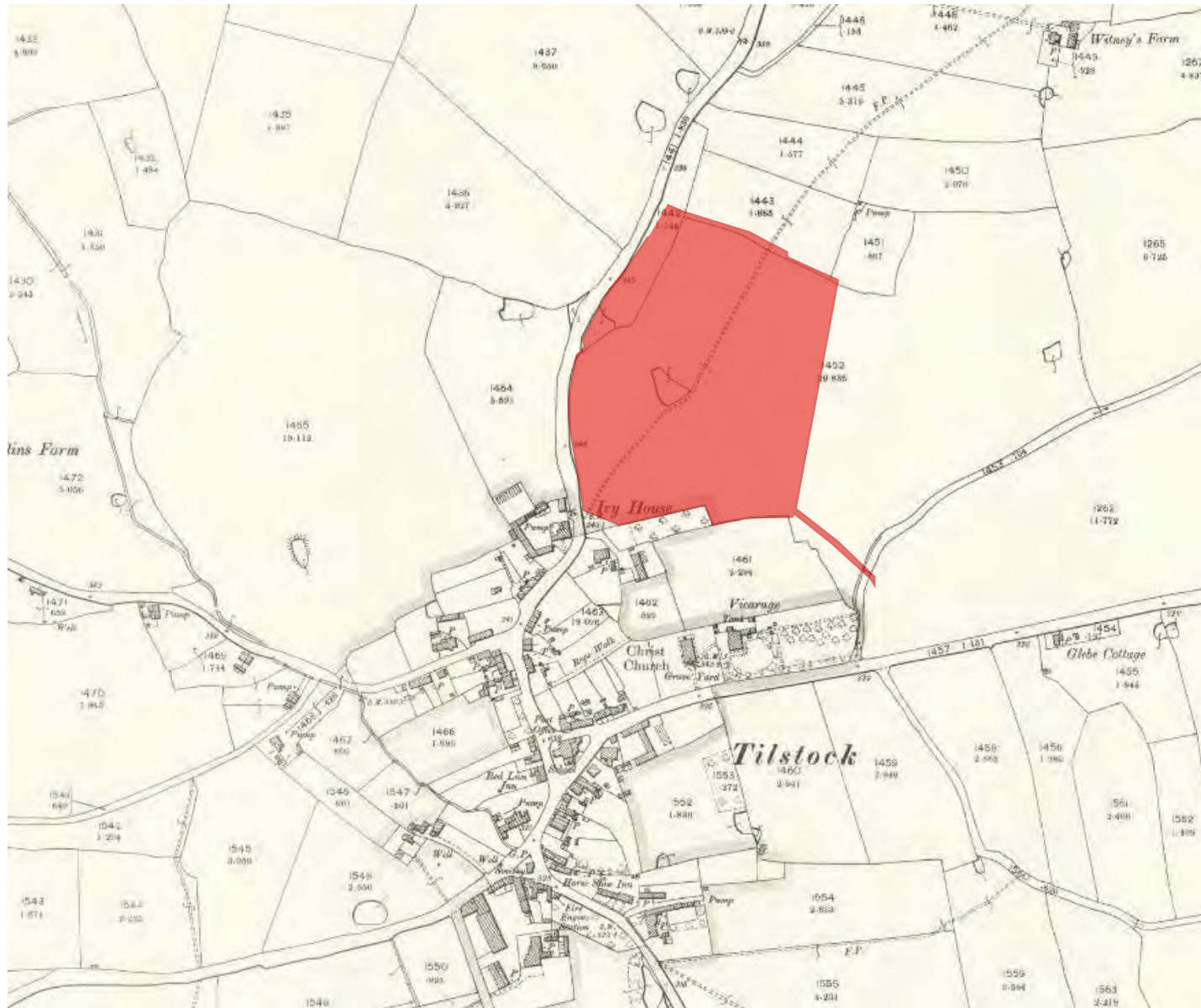


Figure 12ii: Extract of 1901 OS Map

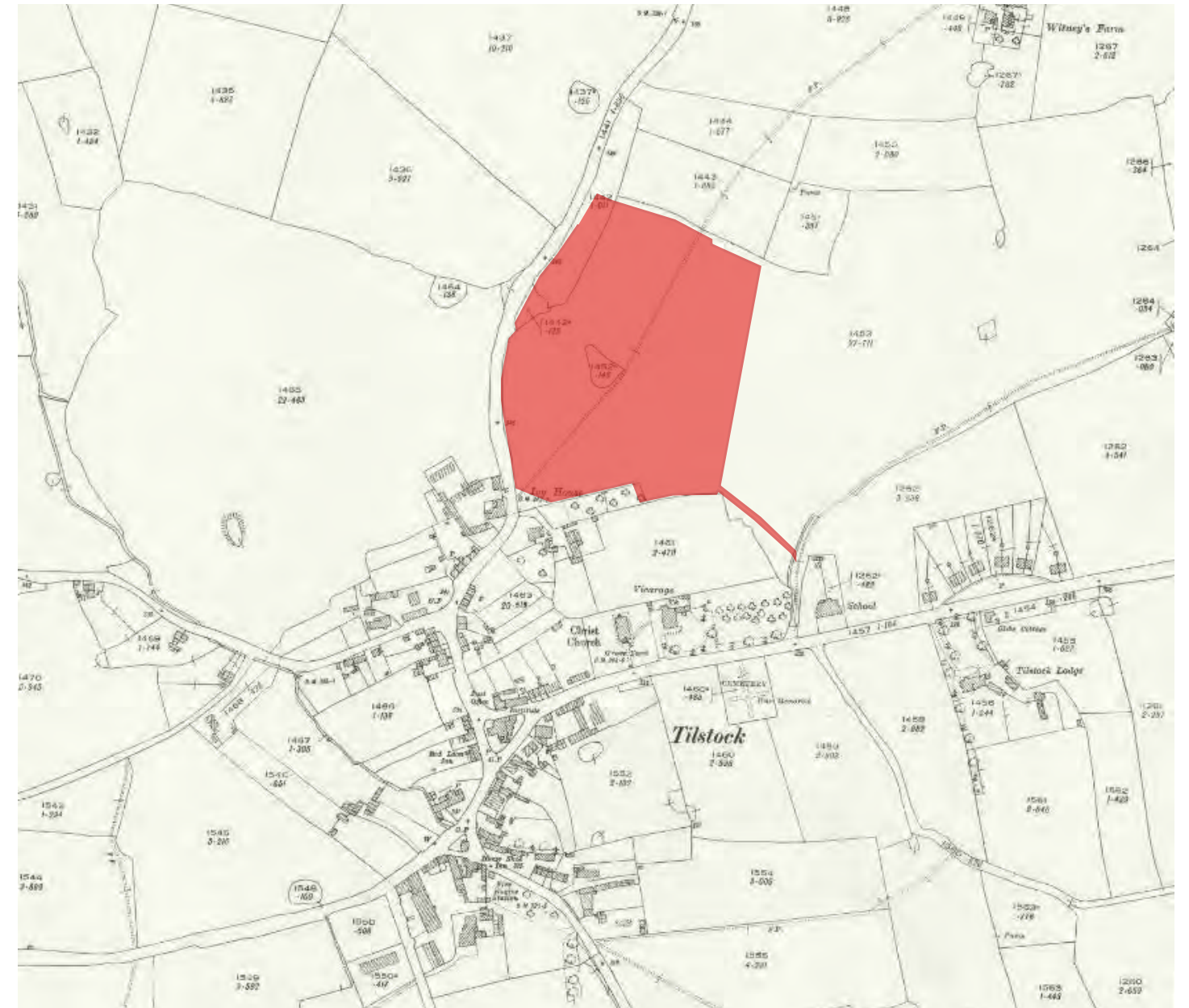


Figure 12iii: Extract of 1926 OS Map

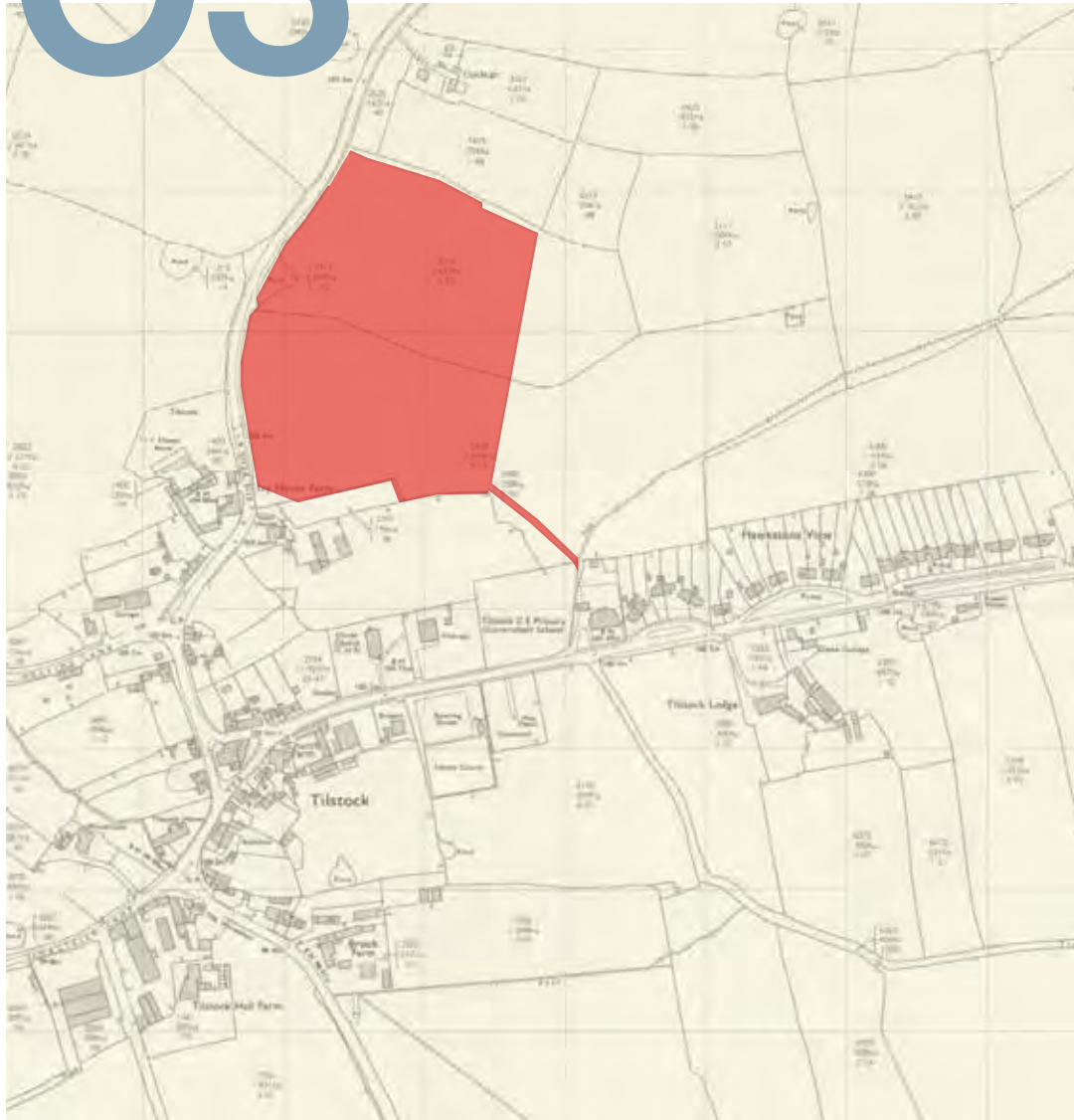


Figure 12iv: Extract of 1971 OS Map



Figure 12v: Extract of Google Earth Aerial. 2023

- 3.8 Further ribbon development eastward along Tilstock Lane is evident by 1971. See Figure 12iv. This pattern of growth is not immediately associated with the village being separated from the core to the west by a field to the north of Tilstock Lane and open space to the south.
- 3.9 Since 1973 the growth of Tilstock has been both to the north of the village along the boundary to the site (Tilstock Close,

Crabmill Meadow) and to the south of Tilstock Road infilling the historic gap between the village core and ribbon development (Churchfield). See Figure 12v.

- 3.10 The pattern of later growth, after the initial ribbon development, has been determined largely by the extent of field boundaries (and including the straightening of these), existing paths or roads. This pattern of 'organic' growth – wherein development relates

to existing routes as shown at Figure 12v – is generally consistent to that of other local villages within the common 'Community Cluster' of villages that includes Tilstock as illustrated at Figures 13 and 14 with reference to the villages of Prees and Press Heath. As illustrated there is no uniform planned edge to a settlement but rather an organic boundary.

- 3.11 The development of the site would reflect with the local pattern



Figure 13: Pattern and grain of Prees



Figure 14: Pattern and grain of Prees Heath

of village growth – by being along one of the principal routes and within / contained by a field boundary adjacent to existing built development.

Land to the East of Tilstock Road, Tilstock Shropshire

03

Built Context. Recent Developments

- 3.12 Considering the pattern of growth of development and more generally within the village, there is also no consistency in the scale of development (i.e. the number of dwellings), density, layout, form or character. Each period of growth is reflective of its time, such as the post 2000 modern housing estates south of Tilstock Road, as identified in the DAS (CD 5.5).
- 3.13 The contemporary developments south of Tilstock Road have a compact pattern and form, characterised by a regular, ordered layout and close set dwellings with linear building lines. These contrast with the more spacious suburban 1970s estates which are characterised by mostly detached dwellings and a more irregular layout of streets and spaces. The more structured residential development is relevant to the context of the pattern of growth in the village, and therein the scheme, as it part defines the existing urban edge to the countryside.
- 3.14 Considering the two most recent developments, at the eastern edge of the village, I note the following relevant characteristics:

The Pastures

- 3.15 Consent was granted for 12 dwellings (4 semi-detached and 8 detached houses) in 2014. See Figures 15, 16 and 17. As set out in the delegated Development Manager Report ("DMR") at Appendix 1, Council Officers concluded that the design and layout of the scheme was considered acceptable and it would not have a detrimental effect upon the character or appearance of the area:

"Whilst the development is located in an area identified as open countryside, it is considered a sustainable development in accordance with the NPPF criteria. It is also to be located on an allocated housing site identified within the forthcoming

SAMDev to which no objections have been raised at the recent Examination.

The design and layout of the proposed dwellings is considered acceptable and will not have a detrimental impact on the character and appearance of the area nor on the residential amenities of nearby dwellings.

Overall subject to the applicants entering into a S106 Legal Agreement to ensure payment of the affordable housing contribution, the proposal is in accordance with the NPPF, policies CS5 CS6, CS11, CS17 and CS18 of the Shropshire Core Strategy and the SPD of the Type and Affordability of Housing."

- 3.16 With regard to the sustainability of the Pastures development, the DMR (Appendix 1) at §6.2.1 and §6.2.4 noted:

"6.2.1 The sustainability of a site is not judged purely on its location, or on whether it is deliverable. The fact that the site is deliverable and available is a positive in its favour.

6.2.4 This land is adjacent to the settlement of Tilstock and its associated facilities of School, Church, Village Hall and Public House. It is also within close proximity of Whitchurch



Figure 15: Figure ground plan. The Pastures. Appeal site lies to north west



Figure 16: The Pastures, off Tilstock Lane. Source Google Earth



Figure 17: The Pastures, off Tilstock Lane. Source Google Earth

and Prees Heath where other services and facilities are available. It is also noted that as the site is being considered as an allocated housing development site that one of the considerations is that it is in a sustainable location. On this basis it is considered that the site is sustainable. The land is currently used for grazing with no buildings having been constructed on it. Whilst there are some hedges around the agricultural field together with some more mature trees these would not be considered sufficient to screen the proposed development. The pattern and density of development would be considered to reflect that of the village. As such the proposal is one that would be considered to meet the requirements of the NPPF when read as whole."

- 3.17 The appeal site is closer the local facilities of the village than the Pastures and equally accessible to the facilities at Press Heath and Whitchurch. See Figure 18.
- 3.18 Considering siting, scale and design of the 'Pastures' scheme, the DMR commented as follows:
"6.3.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character...
6.3.2 The proposal comprises 12 dwellings of various sizes and designs. This provides an appropriate mix of dwellings together with affordable housing. The layout of the development will ensure that each dwelling has appropriate parking, turning and amenity space provision without appearing cramped...
6.3.3 The design of the proposed dwellings have been kept relatively simple with the detail providing the character. This is typical of the more traditional buildings within the village. As such the proposal will blend well with the character and appearance of the surrounding area."
- 3.19 These are design characteristics applicable to the appeal scheme as explained in the DAS (CD 5.5) and at Section 5 of this Statement.



Figure 18: Local facilities

Land to the East of Tilstock Road, Tilstock Shropshire

03

Churchfield

- 3.20 Reserved matters approval was granted 2020 for the 'Churchfield' development comprises 24 dwellings arranged about a green. As illustrated at Figures 19, 20 and 21 the form of development is compact and urban, with two linear streets addressed by dwellings along a broadly common building line.
- 3.21 The development is self-contained and wraps around a tennis club and cemetery. The pattern of development – generally linear streets with more regular building lines – is similar to that of the appeal scheme. The development comprises detached, semi-detached and terraced houses.



Figure 19: Figure ground plan. Churchfield. Appeal site lies to north west



Figure 20: Churchfield, off Tilstock Lane



Figure 21: Churchfield, off Tilstock Lane



Figure 22: Extract DAS. Character appraisal

Summary

3.22 I summarise the surrounding characteristics of the village as illustrated within the DAS (CD 5.5) and at the previous pages below:

Edge of Village Pattern of Development

3.23 The northern urban edge to the village comprises developments with a wide range of dwellings at typically 2 storeys, some of which are set close to the countryside edge.

3.24 Within and between these developments former field and ditch lines are retained.

3.25 To the west of the village density is feathered, a mix of denser urban development set close to the field boundary and development interspersed with open spaces.

3.26 To the east of the village the pattern and grain is more varied.

3.27 Considering the organic growth of the village in which each estate is generally of its time, overall, there is significant latitude to inform new development.

Density

3.28 Higher density development is generally characterised by short terraces and closer set dwellings. Typically, the terraces are towards the older core of the village towards and at the junction of Tilstock Road and Tilstock Lane although there are terraces at Churchfield.

3.29 The residential areas beyond the 'core' are typically comprised of detached and semi-detached dwellings with some exceptions as identified above.

Layout and Siting

3.30 Most recent developments are of a greater density of built form in terms of pattern and grain than the earlier suburban estate and ribbon developments. Recent developments provide a greater variety of dwellings. The layout of post 2000 development is

more structured layout (appropriately adhering to the principles of good urban design and the creation of permeable layouts typically defined by perimeter blocks).

3.31 The street scene of the more recent developments is varied, and articulated with a range of dwellings arranged along regular structured layouts.

3.32 The pattern and grain of development of the modern post 200 developments and the feathered edges to the west of the village describe the relevant pattern and grain / context to the appeal site.

Height

3.33 Dwellings are predominantly 2 storeys.

Built Form

3.34 Most recent developments provide a range of accommodation and dwelling type.

Character and Appearance

3.35 The appeal site is not within any special character area such as a conservation area.

3.36 There is no particular local style other than dwellings being of their time and traditional in appearance.

3.37 Roof lines are varied, although gable roofs are notable.

3.38 Brick is the dominant base material, which comes in various tones. Other materials include painted brick and render (rough cast and smooth, white and painted).

3.39 Details where featured generally comprise of patterned brick work such as arched and stone effect headers and quoining in a different shade of brick.

04

Policy & Guidance

- 4.1 This section summarises the planning policy and guidance relevant to determining the appropriateness of the design of the scheme:

National Planning Policy Framework (Framework CD 2.1)

- 4.2 §124 states:

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions... ”

11. Achieving appropriate densities

- 4.3 §129 states:

“Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.”

- 4.4 §130 states:

“Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances...

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework...”

12. Achieving well-designed places

- 4.5 §131 underlines that the creation of high quality, beautiful and sustainable places is fundamental to what the planning and development process should achieve. Being clear about design expectations is essential for achieving this.

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

- 4.6 §132 states:

“...Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics...”

- 4.7 §134 which states:

“Design guides and codes can be prepared at an area-wide, neighbourhood or site- specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents... Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.”

4.8 §135 sets six qualitative design criteria.

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

4.9 §136 states:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined.”

4.10 §137 states:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local

community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

4.11 §139 states:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁴, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

Shropshire Council Core Strategy Development Plan Document (Adopted February 2011) (CD 2.2)

4.12 The relevant policies of the adopted Shropshire Core Strategy Development Plan are as follows.

Policy CS4 Community Hubs and Community Clusters

4.13 Core Strategy Policy CS4 states that in rural areas development will be focused on ‘Community Hubs and Community Clusters’, which includes Tilstock, unless development meets the

requirements of Policy CS5. Policy CS5 allows for development outside defined settlements where it meets one of several exceptions (albeit these are not exhaustive). This includes affordable housing/accommodation to meet a local need.

4.14 The Policy states that allowing development in Community Hubs and Community Clusters 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; and seeks to ensure 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.

4.15 The supporting text to the policy states:

“Smaller settlements generally have fewer facilities, services and infrastructure, and less choice of housing, than larger settlements. As they generally start from a lower base in sustainability terms, it takes greater effort to raise their sustainability. In recognition of this fact, development in Community Hubs and Community Clusters will generally have to work harder to improve sustainability. The detailed requirements for contributions will be contained either in the SAMDev DPD or in a Community Infrastructure Levy (CIL) Charging Schedule, within the framework provided by Policy CS9. Development proposals that do not make sufficient contribution to improving the sustainability of the community will be refused as unsustainable development.”

4.16 And the policy defines Community Cluster or Hub as:

“...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.”

04

Policy CS5 Countryside and Green Belt

- 4.17 In order to provide for sustainable patterns of development Policy CS5 controls development in the countryside. However, the policy does allow for new development in the open countryside where it maintains and enhances countryside vitality and character and improves the sustainability of rural communities. While Policy CS5 sets out a list of types of development that it particularly relates to, it does not explicitly restrict market housing in the open countryside.

Policy CS6: Sustainable Design and Development Principles

- 4.18 Policy CS6 states:

“To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. This will be achieved by:

Requiring all development proposals, including changes to existing buildings, to achieve applicable national standards, or for water use, evidence based local standards as reflected in the minimum criteria set out in the sustainability checklist. This will ensure that sustainable design and construction principles are incorporated within new development, and that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible. The checklist will be developed as part of a Sustainable Design SPD;

Requiring proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport

can be maximised and the need for car based travel to be reduced;

And ensuring that all development:

Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11;

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;

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.

Is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination;

Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water;

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

- 4.19 The supporting text to the Policy states:

“4.81 The quality and local distinctiveness of Shropshire’s townscapes and landscapes are important assets. They have a direct impact on quality of life and are an important influence on the local economy in terms of attracting investment and boosting Shropshire’s image as a tourist destination. The

Council will ensure new development complements and relates to its surroundings, not only in terms of how it looks, but the way it functions, to maintain and enhance the quality of Shropshire’s environment as an attractive, safe, accessible and sustainable place in which to live and work. Regard should be paid to urban characterisation and historic environment assessments.”

Policy CS11 Type and Affordability of Housing

- 4.20 Policy CS 11 states:

To meet the diverse housing needs of Shropshire residents now and in the future and to create mixed, balanced and inclusive communities, an integrated and balanced approach will be taken with regard to existing and new housing, including type, size, tenure and affordability. This will be achieved by:

- Seeking housing developments which help to balance the size, type and tenure of the local housing stock...”*

Shropshire Council site Allocations and Management of Development (SAMDev) Plan (Adopted December 2015) (CD 2.3)

- 4.21 The Relevant policies of the SAMDev are:

MD2 Sustainable Design

- 4.22 Policy MD2 states:

“Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

Contribute to and respect locally distinctive or valued character and existing amenity value by:

Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and

Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and

Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and

Enhancing, incorporating or recreating natural assets in accordance with MD12.

3. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style.

4. Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the Local Flood Risk Management Strategy.

5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including:

i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and;

ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, recreation, formal or informal uses including semi-natural open space;

iii. where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point.

iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.

6. Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design.

7. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.

4.23 Matters of heritage are addressed in the Heritage Assessment that accompanied the application.

MD3 Delivery of Housing Development

4.24 Policy MD3 of the SAMDev recognises that windfall residential development, including on sites within the countryside, will play an important part in meeting Shropshire's housing needs. Policy MD3 of the SAMDev allows for development outside allocations, subject to other policies. It also requires development to meet the relevant design policies of the plan. The supporting text states:

1. Residential proposals should: i. meet the design requirements of relevant Local Plan policies; and ii. on sites of five or more dwellings, include a mix and type of housing that has regard to local evidence and community consultation.

6. To ensure that a flexible, responsive supply of housing land is maintained throughout the plan period, if a settlement is struggling to achieve its housing guideline within the plan period then a positive approach will be taken to development on sites that may lie outside the settlement development boundaries but are otherwise in accordance with the relevant settlement policy.

Shropshire Draft Local Plan (2016–2038) –Withdrawn

4.25 As of 6th March 2025 the Council has withdrawn its draft local plan 2016–2038.

4.26 The following policies of the withdrawn draft local plan that relate to design and may reflect the Council's future 'direction of travel'. These withdrawn policies reflect general best practice.

Policy SP2: Strategic Approach

4.27 Policy SP2 outlined the Council's strategic approach for flourishing and sustainable development. It aimed to accommodate growth while ensuring high-quality development that meets local needs and addresses climate change.

Policy SP4: Sustainable Development

4.28 Policy SP4 emphasised the Council's proactive approach to sustainable development, aligning with the Framework. It prioritised development proposals that comply with the development plan, aiming for swift approval unless material considerations suggest otherwise.

Policy SP5: High-Quality Design

4.29 Policy SP5 emphasised high-quality design in new development to create better living and working environments, enhance sustainability, and support wellbeing. It required consideration of context, local distinctiveness, and climate responsiveness, ensuring designs maintain or enhance character, scale, and materials. The policy outlined criteria for building design, fenestration, extensions, and features, with a focus on consistency, sensitivity, and appropriateness. Planning applications must include proportionate information reflecting the development's size and complexity. Poorly designed developments may be refused permission if they fail to improve the area's quality, function, or well-being and lack adequate supporting information.

04

Policy SP6: Health and Wellbeing

- 4.30 Policy SP6 focused on ensuring the health and well-being of individuals, communities, and places through new development. It emphasised creating a high-quality living and working environment, appropriate housing types and locations, and promoting active lifestyles through accessible open spaces and safe walking and cycling routes.

Policy DP1: Residential Mix

- 4.31 Policy DP1 required residential developments to offer a mix of dwelling sizes, types, and tenures to meet local community needs.

Policy DP15: Open Space and Recreation

- 4.32 Policy DP15 emphasised the importance of providing accessible and well-maintained open space in new developments for recreation and health. It outlines criteria for building on existing open spaces and mandates on-site provision of 30sqm per person for housing developments, with considerations for high-quality spaces and impacts on wildlife sites. Preference would be given to integrating open space into green infrastructure networks, with off-site provision sought if necessary. Functional play areas must be proportionate to the development scale and accessible to all residents. The policy integrated findings from the Shropshire Playing Pitch and Open Space Strategy and the Leisure Facilities Strategy to meet development needs. Legal agreements would ensure the perpetual management and maintenance of open spaces.

Policy DP16: Landscaping of New Development

- 4.33 Policy DP16 mandated landscaping in new developments to create and maintain an attractive environment. It requires detailed surveys to record existing landscape features and heritage assets, conserving and enhancing their value. Landscaping schemes must consider site and vicinity character, constraints like flood risk, and ecological and heritage factors. New tree planting should follow best practices, prioritising native species. Soft landscaping should include specimen trees up to 15–20 meters tall. Trees in adoptable areas must be part of infrastructure planning.

Policy DP17: Landscape and Visual Amenity

- 4.34 Policy DP17 emphasised the importance of respecting, safeguarding, and enhancing landscape character and visual amenity in Shropshire. Major development proposals must undergo an assessment of landscape and visual impacts, following industry standards, to determine significance. Adverse effects will be considered in planning applications, with measures to prevent or mitigate impacts prioritised. Proposals that safeguard key landscape features or enhance visual amenity would be supported, guided by the Shropshire Landscape and Visual Sensitivity Study.

PPG: Design Tools and Process (PPG)

- 4.35 The PPG states that the National Design Guide can be used by all those involved in shaping places including in plan-making and decision making. §001 Reference ID: 26–001–20191001
- 4.36 At §012 Reference ID: 26–012–20191001 it states that Design and Access Statements (DAS) set out the narrative for the design approach and design rational for the scheme. They demonstrate how the local character of an area has been taken into account and how design principles will be applied to achieve high quality design. They set out concisely how the proposal is a suitable response to the site and its setting, taking account of baseline information.

National Design Guide (NDG)

- 4.37 The NDG sets out ten characteristics of well-designed places which contribute towards the themes for good design set out in the Framework. The NDG lends some objectivity to the inherently subjective issue of ‘good design’.
- 4.38 It is confirmed in §16 that well-designed places and buildings come about when there is a clearly expressed story for the design concept and how it has evolved into a design proposal.
- 4.39 In §21 it is noted that a well-designed place comes about through making the right choices at all levels, including: layout; form and scale; appearance; landscape; materials and detailing. It states (paraphrasing from §43) that:
- “...well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including... patterns of built form, to inform the layout, grain, form and scale; the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development....”*
- 4.40 The NDG at §52 states that development should respond to existing local character and identity which can be defined as follows:

“52 Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development.”

4.41 Paraphrasing §53, the NDG states that well-designed new development is influenced by:

- an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;
- the characteristics of the existing built form;
- the elements of a place or local places that make it distinctive; and
- other features of the context that are particular to the area. This includes considering the composition of street scenes, individual buildings and their elements.

4.42 And with regard to placemaking, §55 and §57, of the NDG state:

*“55 Well-designed places contribute to local distinctiveness...
57 Design decisions at all levels and scales shape the character of a new place or building. Character starts to be determined by the siting of development in the wider landscape, then by the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, design, materials and details of buildings and landscape. In this way, it creates a coherent identity that everyone can identify with, including all residents and local communities.”*

4.43 The NDG states at §65 and §66 that well-designed new development makes efficient use of land with an amount and mix of development and open spaces that optimises density; relates well to and enhances the existing character and context; and that built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context.

4.44 At §68 the NDG states that the built form of well-designed places relates well to the site, its context and the opportunities they present.

Sustainable Design SPD (SPD) (CD 2.7)

4.45 The SPD on Sustainable Design (Part 1) was adopted by the Council’s Cabinet on 13 July 2011. The SPD implements Policy CS6 which requires all development to meet minimum requirements within a Sustainability Checklist, which is set out within the Sustainable Design SPD. Part 1 of the SPD and checklist focuses entirely on sustainability elements, outlining standards for water, energy and waste management. Part 2 was not adopted. The SPD pre-dates the NDG and is at 14 years old – is significantly out of date. The objectives of the SPD and accompanying Part 1 Checklist are embodied in the NDG and present building regulations. The SPD objectives are:

- Ensure new development incorporates sustainable water management measures to protect Shropshire’s water resources, reduce flood risk and avoid an adverse impact on water quality.
- Ensure new development is energy efficient and that opportunities for renewable energy generation are pursued, where possible.
- Ensure new developments achieve greater resource efficiency through sustainable waste management, both through the period of construction and their subsequent operation.

SPD of the Type and Affordability of Housing

4.46 The SPD states that:

“4.41 Affordable housing should be integrated with market properties in terms of their appearance, design, layout and siting within the development. For ease of management, small clusters of affordable homes, for example pragmatic groupings of up to six properties, may be acceptable provided that when viewed as a whole the development meets this requirement for integration. Additionally, the Council may also be guided on this matter by any specific factors or reasoning put forward by Registered Providers on a scheme by scheme basis.”

05

Appropriateness of the Appeal Scheme

- 5.1 This section addresses the compliance of the appeal scheme with the policy and guidance at Section 4 above.
- 5.2 The NDG §40 and §42, states:
- “40 Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones...”*
- 42 Well-designed development proposals are shaped by an understanding of the context that identifies opportunities for design as well as constraints upon it.”*
- 5.3 Good design should demonstrate an understanding of its context and demonstrate how it has learnt from it (the design is rooted in place). It should respond favourably to a good environment and enhance a poor one. It should promote or reinforce local distinctiveness.

Response to Context

- 5.4 The analysis as described in the DAS (CD 5.5) has involved a multidisciplinary approach considering matters such as heritage, landscape, drainage, and access, and engagement with stakeholders, the Council and the community.

- 5.5 The analysis of landscape and existing settlement character has informed the extents and form of development (height, scale massing and density).
- 5.6 The DAS provides an assessment of the site’s opportunities and constraints, identifying the key parameters for development (such as existing landscape features and connections to the village).
- 5.7 The DAS undertakes an appraisal of the local context, elements of which I have expanded upon at Section 3 previous.
- 5.8 It is evident that the design team appropriately responded to these features in resolving the scheme.

Pattern and Grain

- 5.9 Relating new development to the area’s patterns helps to create more harmonious and appropriate compositions within the wider landscape.
- 5.10 The proposed pattern of development would respect the historic pattern of residential growth – as illustrated at Section 3 – which identifies that the most recent patterns of growth has been to the north of the village extending the settlement boundary and contained by field boundaries (Tilstock Close and Crabmill Meadow); and infilling along Tilstock Lane (The Pastures and Churchfield).
- 5.11 The pattern as proposed, as shown at Figure 25 illustrates a familiar form of short terraces, detached and semi detached footprints. There are identifiable spaces and the perceived density of built form is similar to the village.
- 5.12 The residential pattern of development is seen to extend along Tilstock Road and to the east no further than existing field boundaries to the north and south. The set back of the built frontage to Tilstock Road reflects that of the farm to the north and the pattern of setback to the west on Hollins Lane.
- 5.13 That the pattern is not wholly similar to any of the range of developments is not uncharacteristic to Tilstock or neighbouring villages. The pattern reflects also the need to create a balanced community with a range of accommodation and modern urban



Figure 23: Figure ground plan. Pastures. Appeal site lies to north west



Figure 24: Figure ground plan. Churchfield. Appeal site lies to north west

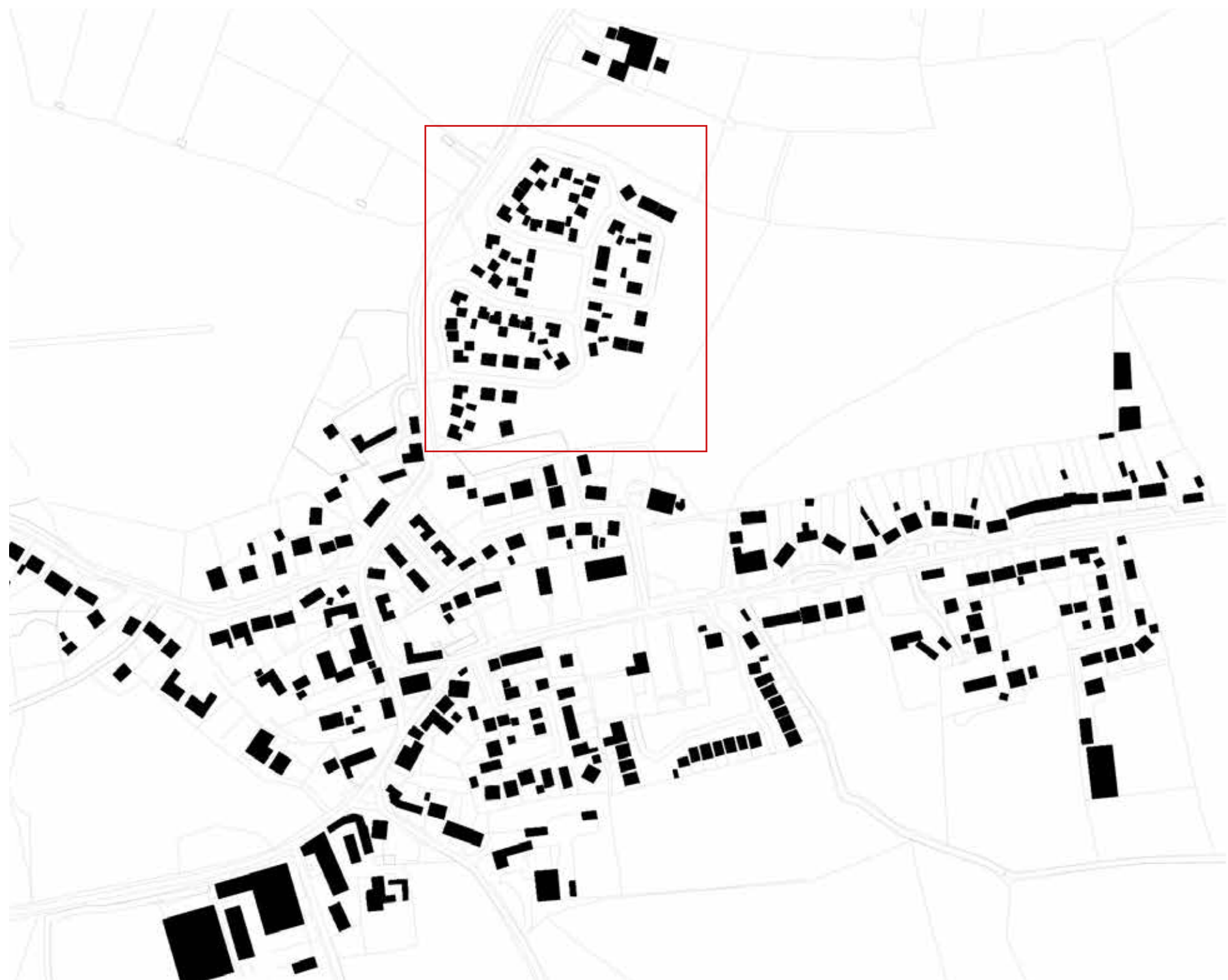


Figure 25: Figure ground plan Appeal Scheme

design practices such as legibility, permeability and safety.

Structure

- 5.14 The NDG at §63 states that well-designed places have:
- “compact forms of development that are walkable, contributing positively to well-being and placemaking;*
- accessible local public transport, services and facilities, to ensure sustainable development;*
- recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility; and*
- memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.”*
- 5.15 I consider that the scheme is consistent with the above.
- 5.16 The scheme is compact, walkable to local services in the village.
- 5.17 The scheme is accessible to public transport with bus stops within 400m and 500m of the site to the south on Tilstock Road and to the south east on Tilstock Lane.
- 5.18 The proposed streets and spaces are defined by building frontage. The perimeter block layout and dwelling types ensure that the open spaces and footpaths benefit from overlooking / passive surveillance. The layout creates a permeable network of connected routes that converge at the south eastern area of open space and footpath link.
- 5.19 The layout includes memorable groups of buildings, spaces and the retained tree group on the western boundary that help create a sense of place. The layout, structured about a link to the south eastern corner will also promote cohesion and inclusion within and with the wider village.

Site Features

- 5.20 As described by the DAS (CD5.5) the layout is structured by open space informed by the surrounding landscape, existing landscape features (hedgerow and trees), drainage and levels.

05

Access and Integration

- 5.21 Pedestrian routes through the scheme would connect to the existing footpath to the south east. Vehicular access only is taken from Tilstock Road.
- 5.22 The scheme, adjacent to the existing village would have good connections to the existing community and services. Occupants of the proposed dwellings would not feel a sense of detachment from their wider surroundings.
- 5.23 The primary tree lined street, shared surfaces and internal footpaths connect to the existing footpath and drawing movement to the south east corner.

Layout

Western edge

- 5.24 Along Tilstock Road the building line is set back behind a generous landscape buffer that integrates the established tree group seen on Tilstock Road.
- 5.25 To the south of the frontage to Tilstock Road, the seven detached houses at Plots 1-3 and 22-55 are arranged along a meandering shared surface and driveway that address the road from behind the retained vegetation and new tree planting. The set back and planting affords a perceivable transition from countryside to village upon arriving from the north. The junction to the primary street is deliberately 'low key' with soft verges as opposed to a pavement (pedestrians access the site from the south east). Parking for these seven dwelling is to the side, allowing for the dwellings to address the western landscape corridor.
- 5.26 To the north of the Tilstock Road frontage the building line steps behind the existing tree group (at Plots 30 and 31) and carries on at Plots 35 - 38 with a more regular arrangement to roughly align with the existing farm.



SURFACE MATERIALS:

- GARDEN/POS/HIGHWAY VERGE
(SEE DETAILED LANDSCAPE PROPOSALS)
- TARMACADUM

OTHER:

- BIN STORE
- GATE/PERSONNEL DOOR
- AFFORDABLE HOUSING
- INDICATIVE SWALE LOCATION

LANDSCAPING:

- INDICATIVE TREE PLANTING
(SEE DETAILED LANDSCAPE PROPOSALS)
- RETAINED VEGETATION
(SEE TREE RETENTION PLAN)
- RETAINED TREE
(CATEGORY A)
- RETAINED TREE
(CATEGORY B)
- RETAINED TREE
(CATEGORY C)
- ROOT PROTECTION ZONE
- TREE REMOVED

ENCLOSURE DETAILS:

- 1.8M HIGH BRICK WALL
- 1.8M HIGH CLOSE BOARDED FENCING
- 0.45M HIGH KNEE RAIL
- FENCING TO PLAY SPACES INC LEAP AND LAP
- 1.2M ANTI TRAP BOW TOP FENCING
- FENCING TO THE SUDS BASIN
- 1.2M BOW TOP FENCING
- LOW LEVEL HEDGEROW
(SEE DETAILED LANDSCAPE PROPOSALS)

Figure 26: Appeal Scheme Western Edge

Into the layout from Tilstock Road

- 5.27 Within the scheme the primary street has a more regular alignment – common to both the Churchfield and Pastures scheme. It is also defined by street trees consistent with §136 of the Framework. See Figure 27.
- 5.28 The primary street connects the principal spaces, the southern eastern area of open space and the central green making for a legible place.
- 5.29 At the edges of the layout are lower order connected shared spaces.
- 5.30 At the centre of the scheme is the small green space, an open feature along a green corridor created from the south west corner and along the verge beside the primary street. This ‘green corridor’ provides a legible and memorable link through the development to the existing footpath and all routes connect to it.
- 5.31 All dwellings are connected to the communal open spaces and, via the footpath network, to the village and the local facilities.
- 5.32 Variation in dwelling types and building line creates pockets of identity, such as the grouping of dwellings that address the central green space, the grouping of dwellings around the open space and drainage ponds to the south east corner, the low density frontage of detached dwellings behind the landscape corridor along Tilstock Road.

Northern Boundary

- 5.33 To the northern is a reinforced field boundary. This boundary comprises woodland planting at 5m deep and a 10m landscape buffer, planted to be consistent with the adjacent countryside boundaries. Behind this, the built form follows a more naturalised, organic edge comprising a mix of detached, semi-detached houses and bungalows. The resultant pattern of development – a countryside edge defined by built form and landscaping reflects the surrounding edge of village character.



Figure 27: Appeal Scheme Central area

05

Parking

- 5.34 On-plot car parking is provided based on data from 2021 Census 'car ownership' for the Tilstock area. The census data for 330 dwellings confirmed 68% of households owned 12 cars. Applying this data, the proposed 70 dwellings for this development creates a minimum parking requirement of 129 parking spaces across the development. The scheme proposes 171 allocated parking spaces, with 136 of those space being hardstanding parking spaces, allocated to individual dwellings. The remaining 35 spaces are made up of garage spaces. 15 visitor parking spaces will also be proposed, as bays along predominately shared surfaces, with some along private drives. This consideration is in line with Policy CS6 which expects all development to be designed to a high quality, including appropriate landscaping and parking provision.
- 5.35 Cars are parked across the scheme such they would not significantly detract from the outlook or quality of the living environment, with separation landscape buffers between parking spaces and buildings. Additional landscaping and street tree planting further reduces the visual impact of parked cars upon the quality of the public realm.

Servicing

- 5.36 As illustrated by the Refuse Strategy Plan (CD 6.16) the perimeter block layout with connected shared surfaces affords convenient servicing of the scheme.

- 5.37 At the proposed density and built form, resident bin stores can be appropriately accessible and located so as not to detract from the street scene or landscape spaces in accordance with the NDG (M3 and H3).

Landscape and Open Space

- 5.38 §43 of the NDG (CD8.2) states:

"43 Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:

• the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;"

- 5.39 There are significant areas of natural open space. The approach is considered appropriate and in accordance with the Framework §102 and §135.
- 5.40 The NDG §91 states further that: *"Well design spaces provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion";* §92 states: *"Well-designed places provide usable green spaces";* and §98 states: *"Well-designed developments include site-specific enhancements to achieve biodiversity net gains at neighbourhood, street and household level".*
- 5.41 The scheme provides a comprehensive landscape infrastructure in accordance with this guidance. The proposed areas of open space comprise the green corridor that flows from the south eastern corner through the centre of the site and north, the peripheral green corridors, the central open space and south eastern open space.
- 5.42 The extent and range of open space is also consistent with the NDG at §106 which states that: *"Well-designed public spaces are social spaces, providing meeting places, and opportunities*

for comfort, relaxation and stimulation for all, regardless of the type or tenure of the homes around them. They have widespread appeal, are able to accommodate people with different needs and can help combat social isolation and loneliness."

- 5.43 The following paragraphs summarise the landscape components of the scheme having regard to the Landscape Masterplan (CD 10.3) and DAS (CD 5.5).

Green Corridors

- 5.44 The green corridors accommodate a SuDs water attenuation basin, the central green space and peripheral planting. These corridors provide an attractive setting to the surrounding houses, in common with the green space at the Churchfield development.
- 5.45 The SuDs basin is proposed to accommodate a permanent shallow indent to promote the long term water presence and ecological planting and grassed/meadow areas around the edges. The basin provide a functional and wildlife benefit, a visual amenity and an attractive amenity space.
- 5.46 To the east and west the linear corridors that retain and reinforce existing field boundaries. To the west as described earlier the landscape buffer provides a setting for the development. For the corridors at the periphery to the site, as illustrated by the DAS (CD 5.5) and Landscape Masterplan (CD 10.3) the scheme uses existing and new trees and landscape features to frame and screen development where appropriate, and to draw landscape into the built areas – such as the proposed tree planting in verges along the primary street.
- 5.47 A community orchard is proposed adjacent to the south eastern space which would include fruit trees. From this space and along the eastern site boundary is a 10m wide woodland corridor within a 15m green corridor.

Play Space

- 5.48 To the south-eastern corner of the open space is a LEAP, an area for children who are beginning to go out and play independently. It is located to be accessible to the existing and

5.49 At the central green is a smaller local play area with informal features contained by hedgerow. This will be a natural meeting space for residents with young children.

Land to the East of Tilstock Road, Tilstock Shropshire

05

Built form

5.50 The proposed dwellings are of a traditional style, familiar in appearance and character ensuring that they relate well to and reflect the local vernacular as described earlier.

Density

5.51 A well-designed scheme will achieve the optimum use of a site. As described by the DAS (CD 5.5) the layout plan demonstrates that the site can comfortably accommodate the density of built form, reflecting the character and pattern of development of the village (without necessarily replicating it) without limiting those features important for an acceptable living environment. The scheme:

- Achieves a high quality standard of living accommodation (spatial standards / NDSS).
- Provides a range of dwellings both affordable and private to achieve a balanced community.
- Provides an appropriate quantum and quality of public and private amenity space / open space.
- Secures a satisfactory outlook and privacy for proposed and existing residents.
- Ensures that there is adequate sunlight and daylight for proposed residents.
- Delivers an appropriate car and cycle parking provision (as shown at CD 6.17).
- **Numerical Density**

5.52 The Scheme comprises a total of 70 dwellings, a mix of 2, 3 and 4 bedroom homes. The development achieves a density of circa 30 dph. Having regard to the density (numerical and appreciable), I consider that the quantum of development is

suitable and would cause no material harm to the character and appearance of the surrounding context.

- 5.53 The density of built development is appropriately feathered to the countryside edge to the north, east and west, characterised by a greater number of detached and semi-detached house in larger plots.
- 5.54 From Tilstock Road the scheme would appear a very low density development set behind new planting and the existing trees and hedgerow. It would be very difficult to discern the proposed density of development beyond. Once mature, the planting along the verge will further reduce the visual effects of built development such as may be seen.
- 5.55 On entering the scheme from Tilstock Road and traveling along the primary street, the verge and tree planting with a view to the south eastern area of open space affords a high degree of openness to the scheme. The approach into the scheme is not too dissimilar to the Pastures development. At the south eastern area of space one would be aware of the LEAP and SuDs before the tree lined primary street road continues north. The perceived density of development may only increase as there is development along both sides of the street, but this is characteristic of residential areas within Tilstock.
- 5.56 From the southeast and walking into the scheme from the village along the existing footpath, on passing the LEAP and SuDs, the density of development would be defined the frontage of semi-detached and detached dwellings to the open space, some 8 dwellings (Plots 45-48, 54, 16, 8 and 9). This too is an outwardly low density and open experience.

Height, Scale and Massing

- 5.57 The scheme is 1- 2 storeys in height and within the range of surrounding development. Variation in ridge and eaves height is consistent with nearby housing.
- 5.58 The distribution of height and scale across the appeal site reflects the pattern of density as described above. Detached houses extend along the western edge of the site and semi-

detached houses with very good separation to the east and north. Behind this frontage, the two terraces are in short blocks of three, consistent with the form of the development in the village) and address the central green space.

Affordable Housing

5.59 The NDG at §64 states that well-designed new development makes efficient use of land with an amount and mix of development and open spaces that optimises density; relates well to and enhances the existing character and context; and that built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context. In this regard, for reasons as set out above, I consider that the scheme achieves the optimum and integrated use of the site.



Figure 25: Extract: Affordable Housing Plan

5.60 In accordance with the Framework §135 (d and e) the scheme would provide a mixed tenure, inclusive and integrated community with terraced, semi-detached and detached houses / bungalows, that appear collectively harmonious consistent with the NDG U2: §115; §116 and §119. There is outwardly no differentiation by design between affordable or private housing and as illustrated, the affordable dwellings are appropriately distributed across the layout

5.61 The ten affordable housing is located in three small clusters to the north and centre of the scheme as shown at the affordable housing drawing CD 7.14. See Figure 25.

5.62 The houses and bungalows provide 3 and 4 bed accommodation.

5.63 The proposed clusters are physically integrated to the wider layout along connected footpaths and the primary street and connected shared spaces.

5.64 The proposals allow for the following adaptations for residents:

- M4(2) Category 2: Accessible and adaptable dwellings
- M4(3) Category 3: Wheelchair use dwellings

Character and Appearance

5.65 The DAS (CD 5.5) explains how local design references have been drawn upon, in accordance with the Framework §130; and the NDG: C1 Understand and relate well to the site, its local and wider context: §44. "... well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today"; and paragraph 45. "To communicate the benefits of a scheme, it is important to explain how the design of a development relates to context and local character."

5.66 The buildings have been well thought out in terms of proportionality, variety, references, visual interest, materials and colour palette drawing upon the character of Tilstock. See Figure 26.

5.67 Variation in roof pitches would reinforce the individual character of dwellings and with the varied topography contribute to interesting street scenes.



| PLOT 58 | | PLOT 57 | | PLOT 56 |

| PLOT 55 |

| PLOT 51 |

| PLOT 52 | | PLOT 53 |

Figure 26: Drwg No. P24-1425_DE_008_B_01. Street Scene AA. CD 6.22

Land to the East of Tilstock Road, Tilstock Shropshire

05

A Sense of Place: Distinctiveness

- 5.68 'Serial' views reveal elements of the townscape and landscape. Appropriate to a residential development peripheral to the village the views into and within the scheme are directed along streets and spaces to connect to landscape features, such as the green corridors and woodland tree belts.
- 5.69 As described by the DAS (CD 5.5) there are 'landmark buildings' along with focal points (green spaces and landscape features) and a clear hierarchy of routes and intersections to enhance the legibility of the development. Buildings are arranged to terminate views, frame views and spaces.
- 5.70 Landmark buildings are distinctive by variation in facade – such as addressing corners – form such as with a distinctive gable and architectural styles.

A Healthy Place to Live

- 5.71 The design supports a healthy and sustainable way of life.
- 5.72 As illustrated dwellings are dual aspect, to ensure future occupiers would receive a satisfactory living conditions in terms of outlook and daylight and ventilation. All dwellings have access to useable amenity space.
- 5.73 All dwellings would have a good degree of privacy afforded by the separation distances and the arrangement of dwellings within blocks.
- 5.74 All dwellings would meet the required NDSS.

Privacy and Outlook

- 5.75 As illustrated the scheme would safeguard the amenities of neighbouring properties and provides a good standards of amenity for future occupiers. There is no overlooking as may affect privacy.



Figure 28: Housetype L1 Facades with distinctive gable

Garden Sizes

- 5.76 All gardens and amenity spaces as should could benefit form a good degree of privacy (considering separation distances between back to back dwellings and arrangement of dwellings).

Boundaries

- 5.77 The treed, hedgerow and planted boundary treatments to the open spaces and edges of the site are familiar to the local context.

Resources: Efficient and Resilient

- 5.78 The design has worked to achieve the most optimal solution possible. The arrangement of dwellings responds to a greater set of parameters than passive solar design, balancing the needs of sustainability with wider wellbeing (safe and attractive accessible neighbourhoods); a sense of place (context and surroundings) and the specifics of the site.
- 5.79 In accordance with NDG R3 the scheme proposes a drainage strategy which provides the 'green blue' infrastructure SuDs which forms part of the wider open space to the south east corner.

Lifespan: Made to Last

- 5.80 The scheme provides a mix of dwellings appropriate to maintaining a mixed and balanced community.
- 5.81 It is anticipated that the materials will be of a high quality.
- 5.82 Subject to a management regime there is every expectation that the scheme would result in a strong sense of belonging and shared ownership from the residents (Framework §135; NDG §151, §154, §162) and that the development is sustainable over time.



Housetype L1 Elevated on both corner facades with distinctive gable



Housetype H with hipped roof, decorative canopy, bay



Housetype H Elevated on both corner facades



Housetype D with decorative shared gable and distinctive canopy



Housetype C with distinctive ground floor bay that turns corner

Figure 29: Appeal Scheme Central area highlighting distinctive features and focal / landmark buildings

Compliance Policy & Guidance

Summary

- 6.1 The scheme has been designed to realise the potential for the appeal site to accommodate and optimise development. Having appraised the scheme against the relevant policy and guidance I consider that this is a well-designed and attractive scheme.
- 6.2 Table 1 summarises the appropriateness of the scheme against the policies and guidance set out at Section 4.

Table 1	
National Planning Policy Framework (Framework)	
	Comment
§124: "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"	The scheme is considered to optimise the use of the appeal site
§129: "Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places."	a, b. Compliant with regard to design matters and the wider team who have informed the mix. The scheme provides a mix of dwellings informed by understood market conditions, viability and need. c. There are local services within the village. The scheme promotes walking to the village by design – the structuring of development to encourage walking to the existing footpath and provision of a short link to facilitate this. d. As described by the DAS the scheme maintains the prevailing residential character of the village and the setting of new development e. As described by the DAS and above this is a well-designed and attractive place. The focus on landscaped spaces and walking supports healthy living.
§130: "Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances... c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework..."	There is no relevant design character assessment. The DAS provides an understanding of local character. The scheme is at a density that achieves an optimum use of the site and designed to have regard to the character of area.
§131: "...Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."	The scheme is of high-quality design and has been developed having regard to engagement – the design has evolved as described in the DAS.

Table 1	
§132: "...Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics..."	There are no specific design policies for Tilstock. Policy CS6 is a district wide policy. The DAS demonstrates that the scheme is grounded in an understanding of the area's characteristics. Section 3 of this Statement expands upon that understanding.
§134: "Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents... Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes."	In the absence of a local design guide or code, the scheme has been developed in accordance with the National Design Guide.
§135: "Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."	The scheme demonstrably responds positively to the criteria. It will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. I consider the buildings are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. In layout, form and detailing the scheme is sympathetic to local character and history, including the surrounding built environment. The buildings will establish a strong sense of place to create an attractive, welcoming and distinctive place to live and visit. The scheme optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development; and Through design it will create a place that are safe, inclusive and accessible with a high standard of amenity for existing and future users. Public spaces are overlooked and private spaces secure.
§136: "Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined."	The scheme proposes street trees which further enhance the landscape context for the built development.

Table 1	
§137: "Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."	The scheme is considered to be well designed and reflects local design policies and government guidance on design. The scheme has been informed by engagement.
§139: "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁴, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."	The scheme is considered to reflect local design policies and will raise the standard of design in the village.
National Planning Policy Guidance – Design: process and tools	
	Comment
Enhance the quality buildings and spaces	The scheme is considered to enhance the quality of buildings and spaces within the locality of the appeal site with an attractive well-design scheme that relates well to its context.
Promote character in townscape and landscape	Compliant through the reinforcement of local features in materials and palette reference drawing upon the landscape qualities of the appeal site.
... The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness...	The proposed buildings utilise brick, a contextual material in the local context.

Table 1	
Shropshire Council Core Strategy Development Plan Document (Adopted February 2011)	
	Comment
Policy CS4 Community Hubs and Community Clusters Core Strategy Policy CS4 states that in rural areas development will be focused on 'Community Hubs and Community Clusters', which includes Tilstock, unless development meets the requirements of Policy CS5. Policy CS5 allows for development outside defined settlements where it meets one of several exceptions (albeit these are not exhaustive). This includes affordable housing/ accommodation to meet a local need.	In terms of design, considered compliant having regard to context and the provision of affordable housing as part of an integrated housing development.
Policy CS6: Sustainable Design and Development Principles i. Requiring all development proposals, to achieve applicable national standards, as reflected in the minimum criteria set out in the sustainability check-list. Requiring proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced; All development: Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the 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. 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. Is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination; Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water; Ensures that there is capacity and availability of infrastructure to serve any new development in accordance with the objectives of Policy CS8.	Compliant as described above. The scheme is consistent with the requirements of the NDG. It meets sustainability requirements (as defined by the SPD) in terms of present building regulations and the drainage strategy. The site is within an accessible location where opportunities for walking can be maximised. It is within walking distance of bus stops and as part of a recognised cluster, accessible to Whitchurch. The development is considered to be appropriately adaptable. The design has taken account of the local context 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. The natural and historic environment of the site is further covered in the landscape and heritage statements. The scheme will contribute 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 and recreational facilities. The scheme is considered to be of high quality. The scheme makes the effective use of land.

06

Table 1	
Policy CS11: Type and Affordability of Housing	The scheme provides a range of dwelling types including adaptable affordable bungalows.
Shropshire Council site Allocations and Management of Development (SAMDev) Plan (Adopted December 2015)	
	Comment
MD2 Sustainable Design Contribute to and respect locally distinctive or valued character and existing amenity value by: Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting; and Enhancing, incorporating or recreating natural assets. 3. Embrace opportunities for contemporary design solutions. 4. Incorporate Sustainable Drainage techniques 5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set 6. Ensure development demonstrates there is sufficient existing infrastructure capacity, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design. 7. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.	Compliant as set out above. The scheme appropriately and positively responds to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement. The layout, design, form and appearance of buildings reflects locally characteristic architectural design and details. As described by the heritage statement, the scheme protects and conserves the historic context and character of heritage assets, their significance and setting. As explained by the landscape masterplan the scheme enhances, incorporating or recreating natural assets. The scheme is traditional in appearance but modern by design and sustainability. The scheme incorporates Sustainable Drainage techniques. The landscaping and open space is holistically part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set. Good standards of sustainable design have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD – in terms of promoting green / blue infrastructure and a development that promotes walking. The detailed design of dwellings will meet present building regulations.

Table 1	
MD3 Delivery of Housing Development PPolicy MD3 of the SAMDev allows for development outside allocations, subject to other policies. It also requires development to meet the relevant design policies of the plan. The supporting text states: 1. Residential proposals should: i. meet the design requirements of relevant Local Plan policies; and ii. on sites of five or more dwellings, include a mix and type of housing that has regard to local evidence and community consultation.	Compliant as described above.
National Design Guide	
	Comment
1. Context	Compliant. The DAS and supporting appraisals demonstrate an understanding of the site and context.
2. Identity	Compliant. The scheme is informed by the analysis of the area, with materials informed by the local context and character. The layout and siting of buildings and open spaces responds positively to existing site features and boundaries, reflective of historic patterns of growth.
3. Built Form	Compliant. The built form of the scheme has created active frontages to the public realm. The proposed heights and massing have been taken into consideration with the existing context and the visual effects are considered in a Landscape Visual Impact Assessment which finds the scheme acceptable.
4. Movement	Compliant. The scheme is structured by a legible network of streets and footpaths that promote walking. Wheelchair, buggy and cycle friendly movement throughout the site is prioritised through the use of footways and shared space, low trafficked routes. Streets incorporate green infrastructure.
5. Nature	Compliant. A soft and hard landscaping strategy with a tree planting strategy is provided as part of the application, along with full details on the support of ecological enhancements. The application is supported by a Landscape and Ecological Management Plan (October 2024).
6. Public spaces	Compliant. The scheme provides green open spaces for recreational use. The scheme creates a high quality shared green space for residents and includes play spaces for children.
7. Uses	Compliant. The scheme provides mixed tenure residential uses and public open space.

06

Table 1	
8. Homes and buildings	Compliant. The layout of the homes provides good quality internal and external living and amenity space, provide a quality environment inside and promote health and well-being.
9. Resources	Compliant. Dwellings will used approx. 90l of water per person per day. The properties will be per most recent Part L requirements. Dwellings will have air source heat pumps.
10. Lifespan	Compliant. It is anticipated that the scheme will be well managed to maintain the quality of the built form and open spaces.
Sustainable Design SPD	
	Comment
• Ensure new development incorporates sustainable water management measures to protect Shropshire's water resources, reduce flood risk and avoid an adverse impact on water quality. • Ensure new development is energy efficient and that opportunities for renewable energy generation are pursued, where possible. • Ensure new developments achieve greater resource efficiency through sustainable waste management, both through the period of construction and their subsequent operation.	Compliant. The drainage strategy is set out in the application material. The properties will be per most recent Part L requirements so much improved since 2009. Dwellings will have air source heat pumps.
SPD of the Type and Affordability of Housing	
	Comment
	Compliant. The scheme is considered to provide an appropriate mix and type of affordable housing.

07

Conclusion



- 7.1 In my opinion, the scheme is a well-designed and contextual proposed.
- 7.2 What is proposed is not just a variety of housing but significant landscaping, open space and tree planting. The scheme proposes the optimum amount of development within a strong landscape setting that provides a positive, attractive edge to the village having regard to the surrounding context.
- 7.3 The scheme will undoubtedly be a change to the existing context. However, I consider this a positive one, providing a well-designed residential scheme which retains the characteristics of Tilstock and built development at the edge of the village. By design, the scheme retains the characteristic built and landscape qualities of the village with an attractive residential building that responds to the architectural qualities of the area, the landscape and topography of the site and relates well to its neighbours.
- 7.4 Through an appraisal of the scheme in its context I conclude that:
 - The requirements of relevant national and local urban design policies and guidance have been met. This is a well-designed and attractive scheme;
 - The approach to the layout would create an attractive framework for the development areas; the accessible area of open space that informs the sense of place; and
 - The density of development is appropriate having regard to the accessibility of the appeal site, surrounding built and landscape context and the features, constraints and opportunities afforded the site. The proposed development is of an appropriate layout and built form determined by good design principles.
- 7.5 And for the reasons identified above, the scheme would positively relate to the character and appearance of Tilstock.



OA

Appendices

Development Management Report

Responsible Officer: Tim Rogers
email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

Application Number: 14/04526/FUL	Parish: Whitchurch Rural
Proposal: Erection of 12 Dwellings to include formation of new access	
Site Address: Proposed Residential Development South Of Russell House Tilstock Shropshire	
Applicant: Mr L D & Mrs S H Wootton	
Case Officer: Sue Collins	email: planningdmne@shropshire.gov.uk

Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.

Recommended Reason for Approval

REPORT

1.0	THE PROPOSAL
1.1	The proposal seeks full planning permission for the erection of 8 detached dwellings, 4 semi-detached dwellings, associated parking including 4 garages and the formation of an associated access onto Tilstock Lane.
2.0	SITE LOCATION/DESCRIPTION
2.1	The development site is currently a paddock immediately to the south of the residential property known as 'Russell House'. It lies within the village boundary of Tilstock, near to the eastern end of the village. Whitchurch lies approximately 3.5 kilometres to the north and Shrewsbury lies approximately 25 kilometres to the south.
2.2	To the north of the development site are the residential properties 'Oak House' and 'Russell House', both off Tilstock Lane. To the east and south is open countryside and to the west is a small section of open countryside and residential development of Lodge Drive, Tilstock.
3.0	REASON FOR DELEGATED DETERMINATION OF APPLICATION

3.1	The scheme complies with the delegation to Officers as set out in Part 8 of the Shropshire Council Constitution.
4.0	Community Representations
4.1	Consultee Comments
4.1.1	Affordable Housing: No objection.
4.1.2	Trees: No Objection subject to condition.
4.1.3	Drainage: No objection. Drainage details, drainage calculations and a drainage plan could be conditioned if planning permission were to be granted.
4.1.4	West Mercia Constabulary: No objection subject to a condition relating to the prevention of crime.
4.1.5	Highways: No objection subject to condition.
4.1.6	Conservation: Full comments regarding the historic environment are not considered to be necessary. However, it is considered that the design of the development should reflect local vernacular details, external materials should be conditioned and appropriate landscaping should be undertaken.
4.1.7	Parish Council. Supports the application.
4.1.8	Ecology: No objection subject to the inclusion of the recommended conditions and informatives on any planning permission that may be granted.
4.2	Public Comments One letter of representation has been received. It raises no objection in principle but raises the following concerns ❓ The foul drainage capacity is insufficient. ❓ Roadside parking is creating a hazard that will be exacerbated. ❓ There is not an adequate provision of pavements for access. ❓ Traffic travels too quick along Tilstock Lane. ❓ The use of CIL money should be consulted upon to use as the community considers appropriate.
5.0	THE MAIN ISSUES
	Principle of development Siting, scale and design of structure Impact on residential amenities Trees Highways Drainage Conservation
6.0	OFFICER APPRAISAL

6.1	Principle of development
6.1.1	Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Councils Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight in the determination of planning applications. The NPPF advises that proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes guidance for local planning authorities as a material consideration to be given significant weight in determining applications.
6.1.2	At present under the adopted North Shropshire Local Plan, the application site is identified as being in an area of open countryside. However the land has been promoted under the proposed SAMDev as an allocated housing site (TIL008). Within the Final Draft of the documents it is identified that development of this site is subject to a vehicular access off Tilstock Lane, and the re-use of the existing on-site garage for community benefit. It is identified that this could potentially be as either a village shop or business starter units subject to locally defined needs and aspirations. A separate application reference number 14/05258/FUL is currently under consideration for the reuse of this building as 4 offices with associated parking. If approved this would meet the aspirations of the proposed SAMDev.
6.1.3	The SAMdev has been through the examination process and whilst the formal response of the Inspector is awaited, no objections to this proposed allocated site were made.
6.1.4	Following the submission of the SAMDev Final Plan to the Planning Inspectorate at the end of July, the Council's position is that it has identified sufficient land that will address the NPPF 5 year housing land supply requirements. In the calculation of the 5 years' supply, the Council recognises that full weight cannot yet be attributed to the SAMDev Final Plan housing policies where there are significant unresolved objections. Full weight will be applicable on adoption of the Plan following examination but, even as that document proceeds closer to adoption, sustainable sites for housing where any adverse impacts do not significantly and demonstrably outweigh the benefits of the development will still have a strong presumption in favour of permission under the NPPF, as the 5 year housing supply is a minimum requirement and the NPPF aim of significantly boosting housing supply remains a material consideration. However, with a 5 years' supply including a 20% buffer and supply to meet the considerable under-delivery since 2006, existing planning policies for the supply of housing are not out-of-date by virtue of NPPF para 49 and these provide the starting point for considering planning applications.
6.2	Is the Development Sustainable

A1

6.2.1	The sustainability of a site is not judged purely on its location, or on whether it is deliverable. The fact that the site is deliverable and available is a positive in its favour. However, the suitability of a site in terms of its sustainability needs to be considered against the NPPF as a whole and the policies within the Core Strategy which do not relate to housing supply and therefore remain up to date policies. Paragraph 6 of the NPPF advises that paragraphs 18 to 219 constitute sustainable development.
6.2.2	Paragraph 55 of the NPPF promotes sustainable development in rural areas where it will enhance or maintain the vitality of rural communities. The example given is where there are groups of smaller settlements and a development in one of these may support the services in others nearby. However dwellings in isolated locations should be avoided
6.2.3	A number of appeal decisions have been received where the issue of sustainability is dealt with. This has provided conflicting views as to what is or is not considered sustainable development. It is also noted that a number of small settlements are being promoted within SAMDev for development which would have few if any local services or facilities.
6.2.4	This land is adjacent to the settlement of Tilstock and its associated facilities of School, Church, Village Hall and Public House. It is also within close proximity of Whitchurch and Prees Heath where other services and facilities are available. It is also noted that as the site is being considered as an allocated housing development site that one of the considerations is that it is in a sustainable location. On this basis it is considered that the site is sustainable. The land is currently used for grazing with no buildings having been constructed on it. Whilst there are some hedges around the agricultural field together with some more mature trees these would not be considered sufficient to screen the proposed development. The pattern and density of development would be considered to reflect that of the village. As such the proposal is one that would be considered to meet the requirements of the NPPF when read as whole.
6.3	Siting, scale and design of structure
6.3.1	Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. The development should also safeguard residential and local amenity, ensure sustainable design and construction principles are incorporated within the new development. Policy 7 'Requiring Good Design' of the National Planning Policy Framework indicates that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.
6.3.2	The proposal comprises 12 dwellings of various sizes and designs. This provides an appropriate mix of dwellings together with affordable housing. The layout of the development will ensure that each dwelling has appropriate parking, turning and amenity space provision without appearing cramped.

6.3.3	The design of the proposed dwellings have been kept relatively simple with the detail providing the character. This is typical of the more traditional buildings within the village. As such the proposal will blend well with the character and appearance of the surrounding area.
6.4	Affordable Housing
6.4.1	The affordable housing contribution proforma accompanying the application indicates the correct level of contribution and/or on site affordable housing provision and therefore satisfies the provisions of the SPD Type and Affordability of Housing. It was agreed that the provision of either 1 affordable rental dwelling on site together with a financial contribution or the provision of 1 affordable rental unit and 1 discounted market dwelling could be considered acceptable.
6.4.2	The Agent has confirmed that the affordable provision would be 1 affordable rental dwelling on the site together with a financial contribution for the remaining due. Alternatively the provision of 1 affordable rental unit and 1 discounted market dwelling would be provided. However, there was a concern that due to the high percentage of the financial contribution, a developer may prefer to provide 2 affordable dwelling on site but this would be at the developer's discretion via the S106 agreement. This was considered acceptable by the Affordable Housing Officer.
6.4.3	Officers note the recent Ministerial statement and amendments to the National Planning Practice Guidance as a material consideration in determining a planning application. However, following a subsequent decision by the Cabinet of the Council, the Council continues to give full weight to Policy CS11 of the adopted Core Strategy and Type and Affordability of Housing SPD and continues to seek on site provision of affordable housing and/or developer contributions to the provision of affordable housing in relation to all sites (please see the public statement of the Council 'as published on the website 30/01/15' – or 'attached as appendix').
6.4.4	Given the above, it is recommended that planning permission be granted only subject to the satisfactory completion of a legal agreement to secure the provision of affordable housing in accordance with the terms of the policy. Non compliance with the requirements of adopted Core Strategy Policy CS11 would mean that the proposal would be in clear conflict with the aims and requirements of the Development Plan and should therefore be refused, unless other material considerations indicate otherwise.
6.5	Drainage
6.5.1	Concerns have been expressed by a local resident that the existing foul drainage system is inadequate to accommodate any additional development. They have quoted that Severn Trent Water have confirmed that the infrastructure is adequate.

6.5.2	No objection to the proposed development has been raised by the Council's Drainage engineer. However additional information regarding the surface water drainage systems will be required to ensure that the development does not cause any potential flood risk from surface water. A condition will be imposed on any planning permission granted requiring the information required to be submitted for approval.
6.5.3	Whilst the comments of the local resident are appreciated, guidance is such that Local Planning Authorities cannot use the lack of infrastructure as a reason to refuse planning permission. Also as Severn Trent Water has confirmed to the resident that in their opinion there is sufficient capacity the Local Planning Authority is not in a position to refute this.
6.5.4	Any developer wishing to connect to mains drainage would need to apply to the water utility company and pay the required fee. This is to enable the water utility to meet its obligation to maintain the system and that it is capable of providing the capacity required.
6.5.5	Overall it is considered that appropriate drainage systems can be installed which will ensure that the proposal does not increase any surface water flooding risk to the area. Therefore the proposal is in accordance with the NPPF and policy CS18 of the Shropshire Core Strategy.
6.6	West Mercia Constabulary
6.6.1	The West Mercia Constabulary have commented that they request a condition to be imposed requiring the development to achieve the Secured by Design award status. This is not a condition that can be reasonably imposed by the Local Planning Authority despite the comments regarding the requirements under Section 17 of the Crime and Disorder Act 1998
6.6.2	However, the information will be included as an informative on any planning permission granted. This will advise any developer of the site that it should be considered.
6.7	Trees
6.7.1	Initially an objection was raised to the proposed development by the Council's Tree Officer. However the submitted plans were amended to delete the area that was of concern and as such the concerns were addressed. No objection was raised subject to the inclusion of the recommended condition on any planning permission that may be granted.
6.8	Highways
6.8.1	A local resident has raised concerns regarding the increased problems that will arise as a result of additional traffic using the local highway and the problems caused by on-street parking. The excessive speed of traffic along Tilstock Lane is considered an issue as is the lack of a footpath along Tilstock Lane to allow safe pedestrian access to the play area in the village.

6.8.2	The Highways Development Control Officer has raised no objection to the proposal subject to the inclusion of the recommended conditions regarding the access and footpath provision. The recommended footpath provision would provide the connection between the site and the existing footpath on the opposite side of the highway. This would also overcome the concerns raised by the local resident requiring safe pedestrian access to the play area.
6.8.3	With regard to the parking on the highway this is not a matter that can be dealt with by the Local Planning Authority. There is no restriction on parking in this area of Tilstock Lane. In addition the access for construction vehicles would only be short term during while the works are carried out. It is agreed that the construction of 12 dwellings would have an increase in traffic from new residents, but no objection to this has been made by the Highways Development Control Officer.
6.8.4	Overall it is considered that the proposed development will not have an unacceptable impact on the highway network and that appropriate visibility will be provided.
6.9	Conservation
6.9.1	The NPPF and policy CS17 of the Shropshire Core Strategy require consideration to be given to the impact of the proposed development on the built and historic environment. Therefore the application has been considered by the Council's Historic Environment Team.
6.9.2	The site is not located within a Conservation Area nor is it adjacent to a Listed Building.
6.9.3	No objection has been raised by the Historic Environment Officer although they have requested that a landscaping scheme be provided. The application site is set behind existing dwellings and as such is not readily visible from the adjacent highway. The scheme does include the retention and provision of boundary hedges and trees which will be conditioned appropriately.
6.9.4	Therefore the proposal is considered to be in accordance with the NPPF and policy CS17 of the Shropshire Core Strategy.
6.10	Ecology
6.10.1	The NPPF and policy CS17 of the Shropshire Core Strategy require consideration to be given to the impact of a proposal on the ecology of the area. In particular the impact this may have on statutorily protected species and habitats.
6.10.2	In this case the application has been supported with the inclusion of an Ecology Assessment. This has been referred to the Council's Ecologist who has not raised any objection the proposal. The recommended conditions and informatives will be included on any planning permission granted to ensure that the development does not have a detrimental impact on the ecology of the area.
6.11	Other Matters

	The issue of how the CIL money is to be spent has been raised by a local resident. This is not a matter that is dealt with as part of the planning application. There is an adopted Place Plan which has been through public consultation and this sets out how the money is spent.
7.0	CONCLUSION
	Whilst the development is located in an area identified as open countryside, it is considered a sustainable development in accordance with the NPPF criteria. It is also to be located on an allocated housing site identified within the forthcoming SAMDev to which no objections have been raised at the recent Examination. The design and layout of the proposed dwellings is considered acceptable and will not have a detrimental impact on the character and appearance of the area nor on the residential amenities of nearby dwellings. Overall subject to the applicants entering into a S106 Legal Agreement to ensure payment of the affordable housing contribution, the proposal is in accordance with the NPPF, policies CS5 CS6, CS11, CS17 and CS18 of the Shropshire Core Strategy and the SPD of the Type and Affordability of Housing.
8.0	Risk Assessment and Opportunities Appraisal
8.1	Risk Management
	There are two principal risks associated with this recommendation as follows: ? As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry. ? The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose. Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.
8.2	Human Rights

	Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community. First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents. This legislation has been taken into account in arriving at the above recommendation.
8.3	Equalities
	The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.
9.0	Financial Implications
	There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

National Planning Policy Framework
CS6 - Sustainable Design and Development Principles
CS11 - Type and Affordability of housing
CS17 - Environmental Networks
CS18 - Sustainable Water Management

11. Additional Information

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Member (Portfolio Holder)
Cllr M. Price

Local Member

Cllr Gerald Dakin

Appendices
APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1.

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason:

To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).
2.

The development shall be carried out strictly in accordance with the approved plans and drawings.
- Reason:

For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.
3.

The junction of the new private drive with the adjoining highway shall be constructed in accordance with the Local Planning Authoritys specification for the time being in force for residential roads.
- Reason:

To ensure the formation of a satisfactory estate road junction to serve as a means of access to the development.
4.

Unless altered by prior written agreement with the LPA, the development hereby approved shall be carried out strictly in accordance with the submitted Tree survey document and Tree protection Plan.
- The protective fence and ground protection specified in the report shall be erected to the satisfaction of the LPA prior to commencing any approved development related activities on site, including demolition, breaking out existing hard surfaces, ground levelling, site preparation or construction. The fence shall be maintained throughout the duration of the development and be moved or removed only with the prior approval of the LPA.
- Reason:

To safeguard the amenity of the site by protecting trees
5.

All development, demolition or site clearance procedures on the site to which this consent applies shall be undertaken in line with the recommendations within the report by Greenscape Environment Ltd (January 2015) Phase 1 Environmental Survey - Land adjacent to Russell House, Tilstock Lane, Tilstock, SY13 3JW
- Reason:

To ensure the protection of nesting birds
6.

Work shall be carried out strictly in accordance with the recommendations included within the report by Greenscape Environment Ltd (January 2015) Phase 1 Environmental Survey - Land adjacent to Russell House, Tilstock Lane, Tilstock, SY13

- 3JW attached as an appendix to this planning permission.
- Reason:

To ensure the protection of Great Crested Newts, a European Protected Species
- CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES
7.

No built development shall commence until details of all external materials, including hard surfacing, have been first submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval details.
- Reason:

To ensure that the external appearance of the development is satisfactory.
8.

Prior to the development hereby permitted commencing a scheme for the provision of a footpath link between the site access and the access apron of Brytree including the provision of dropped crossing provision shall be first submitted and approved in writing by the Local Planning Authority; and shall be fully implemented in accordance with approved details prior to the dwellings being first occupied.
- Reason:

To ensure the provision of adequate footpath provision to connect the site to the village.
9.

No part of the development shall be occupied until the works for the disposal of surface water drainage have been provided in accordance with the approved plans.
- Reason:

To ensure the proper drainage of the site.
- CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT
10.

Prior to the first occupation of the dwellings hereby approved the southern boundary of the proposed development will be made up of a native species hedgerow as recommended in the Greenscape Environment Ltd (January 2015) report. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall upon written notification from the local planning authority be replaced with others of species, size and number as originally approved, by the end of the first available planting season.
- Reason:

To mitigate against the loss of the present hedgerow and to ensure the provision of amenity and biodiversity afforded by appropriate landscape design.
11.

The visibility splays, access, parking and turning areas shall be satisfactorily completed and laid out in accordance with the approved drawing 11/744/02 prior to any of the dwellings being occupied. The approved parking and turning areas shall thereafter maintained at all times for that purpose.
- Reason:

To ensure the formation and construction of a satisfactory access and parking facilities in the interests of highway safety.

Office Location

21 Ganton Street
London
W1F 9BN

london@pegasusgroup.co.uk

Offices throughout the UK and Ireland.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

 All paper sourced from sustainably managed forests.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: 33 Sheep Street, Cirencester, GL7 1RQ
We are ISO certified 9001, 14001, 45001