



Tasley Neighbourhood Plan Consultation Statement



**Tasley Parish Council
March 2026**

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Map 1: Tasley Neighbourhood Plan Area and Parish (within red boundary line)



1. Introduction

1. This is the Consultation Statement for the Tasley Neighbourhood Plan (TNP) 2026 – 2045.
2. Tasley Parish Council (TPC) decided to prepare a Neighbourhood Plan and applied to Shropshire Council (SC) for designation as a neighbourhood area in November 2023. Shropshire Council consulted on the boundary of the designated neighbourhood area from 10th December 2023 until 28th January 2022. SC then formally approved the Tasley Parish Neighbourhood Plan Area Designation on 6th April 2022. The TNP policies will apply to all development within the boundary of the designated Neighbourhood Area (Tasley Parish) – see Map 1 in this document and in the Neighbourhood Plan.
3. This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) (as amended). Part 5 Regulation 15 (1) sets out that *‘Where a qualifying body submits a plan proposal or a modification proposal to the local planning authority, it must include ... (b) a consultation statement.’*
4. A *‘consultation statement’* is defined in Regulation 15 (2): *‘In this regulation “consultation statement” means a document which — (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development; (b) explains how they were consulted; (c) summarises the main issues and concerns raised by the persons consulted; and (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan.’*
5. National Planning Practice Guidance provides advice about public consultation on neighbourhood plans: **‘What is the role of the wider community in neighbourhood planning?’** *A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:*
 - a) *is kept fully informed of what is being proposed*
 - b) *is able to make their views known throughout the process*

- c) has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order and*
- d) is made aware of how their views have informed the draft neighbourhood plan or Order.'*

6. The Tasley Neighbourhood Plan Steering Group (TNPSG) has led the plan preparation process on behalf of TPC and has been highly committed to fully engaging with local residents, landowners and stakeholders at all stages. Throughout the process members of the group have liaised with officers from Planning Policy at SC.
7. The Steering Group members are all local residents and several are Parish Councillors. Two members are experienced planners and urban designers who have worked extensively in local councils. The group has fully engaged with the plan process and researched and prepared documents which support TNP's evidence base. The TNPSG reported to TPC at all stages of the plan's preparation including issues, options and emerging draft plan stages.
8. Public meetings and consultations were always held in Tasley Village Hall but some Steering Group meetings were held in private houses if the village hall was unavailable.
9. Since autumn 2024 all documents relating to the emerging TNP have been published on a dedicated [neighbourhood plan website](#).

A progress report with an overview of actions and timescales with milestones was updated and published at key stages.

2. Initial Community Consultation January 2023

1. Work on the neighbourhood plan began in early 2023 with a public consultation meeting in Tasley Village Hall on 24th January. The consultation was publicised on the Parish Council website and a leaflet ([Appendix 1](#)) was delivered to all homes within the parish. The meeting was run by a planning consultant from Andrea Pellegram Ltd appointed by TPC to support the neighbourhood planning process. The meeting was very well attended with roughly 60 residents present. Ms Pellegram, the

planning consultant, presented information explaining the purpose of a neighbourhood plan and what it could and could not do. The residents expressed concern about the very large developments on green field land being proposed for Tasley parish. The Tasley Gateway development of 550 houses had already been included in SC's adopted SamDev plan and another very large development of 1200 houses, Tasley Garden Village, was also being suggested for inclusion in Shropshire Council's developing local plan. There was unsurprisingly a lot of concern among the residents about the size of these developments and their possible effects on amenities such as the health service, schools, car parking and traffic congestion in Tasley and Bridgnorth. Ms Pellegram listened to these worries and guided the ensuing discussions. At the end of the meeting any residents who wanted to be involved were invited to join the Tasley Neighbourhood Plan Steering Group and a good number signed up. A report ([Appendix 2](#)) delivered to TPC a few weeks later summarised the consultant's advice and included the most likely policies for the neighbourhood plan based on the discussions with the residents during this evening.

2. During 2023 the TNPSG met regularly and developed the ideas for the draft policies. It was felt that more input from the residents was needed and so a survey was developed.

3. Survey January/February 2024

1. A survey to elicit a lot more information from the parish residents was undertaken. In early January 2024, this was publicised by delivering a leaflet ([Appendix 3](#)) to all houses and businesses in the parish and also by a newspaper article, social media, the parish notice boards, the bus stops and word of mouth.
2. The survey ([Appendix 4](#)) was available on-line or interested parties could pick up a paper copy from the village hall. There was also a drop-in day at the village hall on 20th January 2024 from 11.00 until 16.00. The drop in session was well attended with 55 attendees including the local MP and two Shropshire Councillors. The survey was open for completion for 6 weeks from 2nd January until 14th February 2024.

3. The survey was completed by 108 people and a detailed report was prepared summarising all the collected information ([Appendix 5](#)). This information was used to refine the draft policies.

4. Emerging Draft Tasley Neighbourhood Plan

1. Following completion of the residents' survey, the TNPSG organised focus groups to add further depth and understanding of the views of residents. The TNPSG contacted the 21 individuals who had stated that they would be interested in joining a focus group when they completed the survey. The responses to the survey were categorised into the following groups which mirrored the policy aims proposed for the Neighbourhood Plan – Footpaths & Cycle Paths, Green Spaces, Design (all discussed on Saturday 1st June 2024) and Community Facilities and Heritage (discussed on Saturday 8th June 2024). Presentations of the emerging draft policies were shown at these meetings and discussions ensued. However, the focus groups were not well attended – only David Cooper: Bridgnorth Town Council and the late Steve McDermott: Morville Parish Council attended. These two experienced councillors were, however, extremely helpful in suggesting improvements to the policies.
2. Early in 2024 the original consultant employed by TPC stepped down to concentrate on her local town councillor role. After some delay Louise Kirkup of Kirkwells Planning Consultants was appointed in July 2024. Our draft policies, informed by the public consultations to that date, were passed to Ms Kirkup and a first draft of the full TNP was produced in September 2024.
3. On the advice of Ms Kirkup, a website was developed so that residents and anyone interested could see our progress in developing the TNP. The [TNP website](#) went live in October 2024.
4. Additional funding for developing design codes for Tasley Parish was obtained from Locality and AECOM was engaged to develop these codes. AECOM personnel visited on 13th February 2025 to view the parish and get a feel for the varied architectural styles used in its different areas. A document ([Appendix 6](#)) and map ([Appendix 7](#)) giving a character analysis

of the Tasley area produced by the Steering Group were given to AECOM to inform their work on the design codes. Shortly afterwards AECOM provided a detailed Design Guide and Codes document. Material from this was used to inform draft policy TNP5 – Tasley Design Guide and Codes and other design related policies in the Plan. The full AECOM document was added to the TNP as an appendix.

5. The Strategic Environmental Assessment (SEA) and the Habitats Regulations Assessment (HRA) were carried out between December 2024 and September 2025. The TNPSG sent the draft TNP Pre-HRA and Pre-SEA Survey Templates to Shropshire Council in December 2024. The Council advised that the draft TNP could be screened in or out based on these template summaries. The Screening Templates were then sent on to the Statutory Consultees (Natural England, Historic England and the Environmental Agency) early in 2025 and SC provided the reports from these consultations in the autumn of 2025, [Appendix 8](#) (SEA) and [Appendix 9](#) (HRA). Both reports stated that the draft TNP could be screened out because it contained nothing that required further assessment.

5. Informal Consultation on the Emerging Draft Plan and Design Codes March/April 2025

1. An informal consultation on the emerging draft plan including the design codes was then carried out. A leaflet advertising this was distributed to all homes and businesses in the parish ([Appendix 10](#)). Parish councils, youth clubs, sports associations, businesses, churches, schools and local politicians were also contacted and made aware of the survey ([Appendix 11](#)). A press release was published ([Appendix 12](#)). The survey ([Appendix 13](#)) and a draft summary of the emerging TNP ([Appendix 14](#)) were available on-line and in the porch of Tasley Village Hall. The full emerging TNP and all the background documents relevant to it were all available on the TNP website. This informal consultation was open from 7th March to 18th April 2025 with a public drop-in day on 22nd March at Tasley Village Hall.
2. The informal consultation survey generated 105 comments ([Appendix 15](#)), most from residents but some from non-

residents and businesses. The emerging draft TNP was updated using the information gathered from this survey.

3. Regular communication with SC planning personnel was also carried out during this period and their comments were used to inform the emerging draft TNP. They also provided invaluable advice about how to proceed with the Reg 14 formal consultation. [Appendix 16](#) shows the informal advice from SC planning officers.

6. Shropshire Council Local Plan Summer 2025

1. SC formally withdrew its draft Local Plan (2016-2038) from examination in July 2025. The decision was made following advice from planning inspectors that the plan was likely to be found unsound. The Council voted for withdrawal on July 17, 2025, to avoid further costs and to initiate a new plan-making process.
2. Following the withdrawal of this draft, SC initiated a new Local Plan, to begin in January 2026 under the new national guidelines. At the time of writing the adopted Local Plan for Shropshire consists of the Core Strategy (2011) and the Site Allocations and Management of Development (SAMDev) Plan (2015), collectively covering the period 2006-2026.
3. The Tasley Garden Village development was planned for allocation BRD030 in the withdrawn Draft Local Plan (2016-2038). As this allocation is not part of the current Local Plan, SC advised that the TNP should avoid references to the Tasley Garden Village development.

7. Reg 14 Consultation October/November 2025

1. Tasley Parish Council approved the Reg 14 Draft Neighbourhood Plan and a brief two-page summary for the formal Reg 14 consultation on 17th September 2025. The consultation was open for 6 weeks and 4 days from noon on Monday 13th October until noon on Friday 28th November 2025.

2. The public consultation was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, Regulation 14. This states that:
'Pre-submission consultation and publicity
14. Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must:
 - (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:*
 - (i) details of the proposals for a neighbourhood development plan or modification proposal;*
 - (ii) details of where and when the proposals for a neighbourhood development plan or modification proposal may be inspected;*
 - (iii) details of how to make representations;*
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and*
 - (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan or modification proposal; and*
 - (c) send a copy of the proposals for a neighbourhood development plan or modification proposal to the local planning authority.*
3. The consultation was published in a range of different ways. A leaflet advertising the Reg 14 consultation was distributed to all homes and businesses in Tasley Parish ([Appendix 17](#)). It was also advertised on the TPC website and notice boards, by social media and by word-of-mouth. The draft [Reg 14 TNP](#) and all its supporting documents were available on the Tasley Neighbourhood Plan website where there was a survey for residents to give their feedback.
4. Paper copies of the survey ([Appendix 18](#)) and the two-page summary ([Appendix 19](#)) were available at the village hall during the whole consultation period for those who preferred paper information. It was also possible to download the survey from the TNP website and print it. Completed paper surveys could be returned to the Clerk of TPC by post.

5. There was a drop-in day at Tasley Village Hall on Saturday 7th November 2025 from 10.30 to 12.30 so that interested parties could talk to the Steering Group and Councillors, ask questions, fill in the survey on paper or on-line, or take a paper copy away for later filling in.
6. SC also provided a list of all people, businesses, Statutory Consultees, landowners and developers who should be informed about this consultation. An email with a covering letter inviting them to respond to the consultation was sent to everyone on the list. The list is shown in [Appendix 20](#). The covering letter is shown in [Appendix 21](#).
7. The responses to the consultation were generally supportive, particularly from the residents, although rather few residents submitted surveys. Most objections and comments came from Pegasus on behalf of developers Bloor Homes and Taylor Wimpey who are planning a very large development on the western edge of Tasley Parish. Section 7 gives more detail on the Reg 14 survey responses.
8. SC did not at first respond to the Reg 14 consultation and were contacted by the TNPSG in January 2026 after the consultation had closed. SC confirmed they would submit their Reg 14 consultation shortly after that and it was received on 12th February 2026 ([Appendix 22](#)).

8. Reg 14 Consultation Summary of Responses

1. Tables setting out detailed responses are shown in [Appendix 23](#). Table 1 sets out the SC responses, Table 2 the responses from Statutory Consultees, Table 3 the responses from Residents and Table 4 the responses from Landowners and Developers.
2. Appendix 23 Table 1 lists the SC responses. They suggested minor changes to two policies. These were accepted by TPC and the policies amended accordingly.
3. Appendix 23 Table 2 shows the responses from the Statutory Consultees. The Coal Board stated that their records indicated that there may be some shallow coal workings in the TNP area.

However, as no development is allocated by the plan, they had no further comment to make. National Gas said that they had no record of transmission assets in the TNP area and so had no further comment. All other statutory bodies either gave no comment or else failed to respond.

4. Appendix 23 Table 3 shows the comments from the survey from Tasley residents. Unfortunately, few people responded and only 14 delivered completed surveys, perhaps because so many had already responded to the informal consultation. These responses are uniformly positive, supporting all the objectives, vision and policies. All the residents' comments were noted but none required amendments to the draft TNP.
5. The one respondent with objections to TNP was Pegasus on behalf of Bloor Homes and Taylor Wimpey who have a live planning application for a very large development of 1500 houses within the TNP area. Appendix 23 Table 4 details all the comments and objections submitted by Pegasus.
6. Pegasus suggested that their planning application will be determined prior to the adoption of the TNP. They therefore wanted the TNPSG to name the Tasley Garden Village (TGV) development within the TNP and that the TNP should be changed to follow their design codes and plans. TPC strongly disagrees with these ideas as the TGV site is not allocated on the existing Local Plan and there is still no emerging new Local Plan. The TNP already has limited planning weight at the Reg 14 stage and SC specifically advised the TNPSG to remove mention of the TGV development in their informal advice before the Reg 14 consultation. TPC therefore rejects this objection both here in the general introduction and in TNP5 – Tasley Design Guide and Codes. TPC feels it should be up to the planning examiner at the Reg 16 stage to make a final decision on these points; it is likely that the Plan will see further amendments as it moves forward, including updates to the supporting text where required.
7. Pegasus suggested some new wording in Policy TNP1 – Footpaths and Cycle Paths concerning lighting and maintenance of these paths and about possible cul-de-sacs. These amendments were accepted and changed accordingly.

8. No objections were raised about TNP2 – Local Green Spaces by Pegasus. Many objections on TNP3 – Green Infrastructure were raised, some of which are not accepted and others where amendments to TNP have been carried out. Pegasus objected to numerous parts of this policy, including the potential nature conservation areas, requirements for local site assessment on any site that includes habitat of value to wildlife, requirements for three swift boxes per dwelling, requirements for new developments to contribute to new and improved public open spaces, requirements to provide allotments both in quantity and funding and also the arrangements for play areas. TPC disagrees with most of these proposed changes and feels that the planning examiner may decide if recommendations for changes are needed. However, wording in the policy was changed to make clearer what was meant about keeping toddler play areas separate from areas for much older children.
9. The first objections to TNP4 – Respecting Local Character and Delivering High Quality Design concerned the views from Church Lane towards the proposed site for TGV. Pegasus feel that there is not enough information to determine where the views are from. They claim there are no views from Church Lane as the hedges are too high. That may be true in summer but is not true when the hedges are cut. There are also several gaps in the hedges with clear views. They also dispute the view from the churchyard as not being Church Lane even though the church sits on Church Lane. These objections are therefore not accepted. Pegasus again want TGV to be named but, as before, TPC is following the advice from SC in not doing so. After all, when the TNP is adopted, it will apply to all subsequent development within the parish and not just to TGV. The planning examiner will be able to decide these points at the Reg 16 consultation.
10. A further objection to TNP4 concerned screening for bins, recycling, etc. This objection is accepted and text has been amended to clarify the ideas about screening.
11. Another objection to TNP4 concerned the use of high quality and recycled materials in proposed developments, particularly the mention of recycled materials. Our reply points out that recycled materials are only suggested 'where appropriate' such as where an older building is retained and added to. TPC

therefore recommends that this is left for the planning examiner at Reg 16 to decide.

12. Pegasus also objected to TNP referencing of the Local Plan policies. The old Local Plan is still the only adopted Local Plan for SC and TPC therefore does not accept the removal of references to it.
13. The objections to the wording concerning soakaways in TNP4 are accepted and the text has been modified accordingly to refer to SuDS in general which may or may not include soakaways.
14. In TNP5 – Design Guide and Codes as mentioned earlier, TPC does not accept that the TNP design codes should be changed to follow those of the TGV. Neither does TPC accept that Code Area 7 (rural) should be changed because TGV hopes to be built there. Until the TGV site is allocated, TPC will retain the rural Code Area 7 on this site. Similarly, Code Area 3 around The Leasowes should be retained as it forms part of the setting of the listed building.
15. Pegasus objected to TNP9 – Residential Mix because they feel that those who responded to our surveys about housing were mainly from the older age group. TPC does not accept that this invalidates the suggested housing requirements even though the evidence is low. A decision can be left to the planning examiner at Reg 16.
16. The final objections from Pegasus on the policies were on TNP10 – Employment Development. TNP10 suggests some types of employment developments which are based on the initial survey in early 2024. It is true that this is based on the evidence from residents rather than businesses but TPC still feels that this is a valid inclusion in the policies even though the evidence for it is weak. TPC therefore does not accept this objection and feels a decision is best left to the planning examiner at Reg 16 stage.
17. There were also some objections from Pegasus to TNP Appendix 1 – Community Aspirations but as these do not form part of the TNP policies they have not been amended.

18. Some of the objections from Pegasus have been accepted and modifications to the text of various sections of TNP have been made. However, the majority of these objections have been left for the planning examiner at the Reg 16 consultation to decide.

9. Conclusion

1. In conclusion, the TNP has been prepared through a process of widespread public consultation at all stages in its development. There have been opportunities for residents, landowners, businesses and anyone interested in developments in Tasley to contribute to the plan and have their say. The TNP has been through multiple revisions as a consequence of the public input.
2. TNP therefore contains a suite of locally relevant policies underpinned by robust technical evidence and supported by local people. Once adopted it should form an important and useful part of development planning in Tasley Parish.

LIST OF APPENDICES

Appendix 1 Leaflet advertising initial public meeting 24th January 2023

Appendix 2 Consultant's report on public meeting of January 2023

Appendix 3 Leaflet advertising survey of January 2024

Appendix 4 Survey January 2024

Appendix 5 Summary report of responses to survey of January 2024

Appendix 6 Character areas, views and landmarks within Tasley

Appendix 7 Design map for character areas, views and landmarks

Appendix 8 SEA screening report September 2025

Appendix 9 HRA screening report September 2025

Appendix 10 Leaflet advertising informal consultation March 2025

Appendix 11 Local organisations contacted for informal consultation March 2025

Appendix 12 Press release informal consultation March 2025

Appendix 13 Survey informal consultation March 2025

Appendix 14 Summary draft TNP informal consultation March 2025

Appendix 15 Summary report of responses to survey of March 2025

Appendix 16 Informal advice pre-Reg 14 from SC planning officers

Appendix 17 Leaflet advertising Reg 14 consultation October 2025

Appendix 18 Survey Reg 14 consultation October 2025

Appendix 19 Summary draft TNP for Reg 14 consultation October 2025

Appendix 20 List of consultees for Reg 14 consultation October 2025

Appendix 21 Letter sent to consultees for Reg 14 consultation
October 2025

Appendix 22 Shropshire Council response to Reg 14 consultation
October 2025

Appendix 23 Reg 14 Consultation response tables October 2025