



Tasley Neighbourhood Plan

2026 - 2045

Regulation 15 Submission Plan



Tasley Parish Council

March 2026

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Map 1: Tasley Neighbourhood Plan Area and Parish



1. Foreword

- 1.1 Tasley Parish Council decided in the autumn of 2022 that a Neighbourhood Plan was what the Parish needed to give our residents a greater say in the large amount of development being planned for our area. There are already 550 homes proposed at Tasley Gateway under the adopted Shropshire Local Plan, with the possibility of further future growth coming forward during the Plan period.
- 1.2 Whilst there is opposition to the amount of development proposed, decisions on these proposals will be made by Shropshire Council and the Government. However, once adopted, a Neighbourhood Plan will allow us to have some input into future development in Tasley, including smaller scale infill development. It should allow us to give protection to some of our best loved green spaces and their biodiversity. It will allow us some influence over the design of new housing including density and help to support the infrastructure needed to go with this level of development.
- 1.3 This Tasley Neighbourhood Plan (TNP) sets out the planning policies we have prepared to achieve the best outcomes for Tasley Parish and is the result of the several consultations we have held with the local community to understand their needs and desires for the future of this parish.
- 1.4 We have endeavoured to write this plan in plain English and, whilst it complies with Planning regulations and laws, it is intended to be read and understood by us all whether or not we have any previous knowledge of planning policy.

2. Introduction and Background

What is a Neighbourhood Plan?

- 2.1 Neighbourhood Plans (also called Neighbourhood Development Plans or NDPs) were introduced by the Localism Act in 2011. They contain locally prepared planning policies and site allocations which are used to help determine planning applications within a defined area such as a parish.
- 2.2 The idea behind localism is that decision-making is passed to a more local level, from national or local government to local communities. A Neighbourhood Plan is one way that local communities can have a say in the future planning of the area in which they live and work. Parish and town councils (and in non-parished areas, neighbourhood fora) can prepare neighbourhood plans for their local area, putting in place a strategy and policies for the future development. A Neighbourhood Plan is an important and powerful planning document that has statutory weight, and the policies must be taken into account as a material consideration in planning decision making.

- 2.3 Neighbourhood Plans cannot be prepared in isolation; they have to sit within a higher-level planning policy framework of national Government planning policy (set out in the National Planning Policy Framework or NPPF) and the local planning authority's adopted Local Development Plan (here prepared by Shropshire Council). These and certain other requirements, known as the Basic Conditions, are tested during an independent examination process, before the Plan can be subjected to a local referendum.

Tasley Neighbourhood Plan (TNP) Process

- 2.4 Tasley Parish Council applied to Shropshire Council to designate a neighbourhood plan area in November 2021. The area went out for public consultation from 10th December to 28th January 2022 and the application was approved by Shropshire Council's Cabinet on 6th April 2022. The Tasley Neighbourhood Plan Area is the same as the Parish boundary and is shown on Map 1 on p4.
- 2.5 Community engagement has been central to the preparation of Tasley Neighbourhood Plan. A community meeting, held in the Village Hall on 24th January 2023, enabled the Parish Council to set up a Steering Group comprised of Parish Councillors and members of the local community, to prepare the plan on behalf of the Parish Council. The Steering Group meets monthly and all documents relating to TNP are published on the Tasley Neighbourhood Plan website (<https://sites.google.com/view/tasleynp/home>) with a link from the neighbourhood plan page of Tasley Parish Council's website: <https://www.tasleyparish.gov.uk/tasley-neighbourhood-plan/> .
- 2.6 The Steering Group analysed the outcomes from the public meeting in January 2023 and prepared a Vision Statement for Tasley. During 2023 the Steering Group concentrated on in depth exploration of the state of public footpaths, the green spaces and their biodiversity needing protection, the history of Tasley and its listed buildings. Shropshire Council provided information on heritage assets and landmarks in Tasley and also assisted by providing maps showing details of present day Tasley and the location of housing development proposals at Tasley Gateway and Tasley Garden Village (TGV).
- 2.7 An informal consultation using a questionnaire survey was undertaken for 6 weeks from early January to mid-February 2024. The survey was completed by 108 respondents, the majority of whom were Parish residents. The report [Tasley Neighbourhood Plan Survey Results, 15th February 2024](#) describes the consultation process and provides the complete responses to all the survey questions. The analysis of the survey results gave the Steering Group a sound outcomes-based platform from which to prepare the draft planning policies within TNP.
- 2.8 TNP Steering Group undertook a character appraisal of the existing character of TNP area which identified and described a number of different character areas,

several important key views and local landmarks and gateway sites. The full report [Character Areas, Views, Landmarks & Gateways](#) is published as a background, evidenced base document on the website and informs TNP policies on design.

- 2.9 The Parish Council commissioned design codes to support policies on design. [Tasley Design Guide and Codes](#) forms Appendix 3 of TNP and is referred to in TNP policies on design.
- 2.10 The emerging Draft TNP was published for informal consultation from 7th March 2025 until 18th April 2025. Residents and stakeholders were invited to a Drop In event on Saturday 22nd March at Tasley Village Hall and consultees were invited to respond to a short questionnaire. A report setting out the responses is published on the website – see [Feedback and Comments](#). Respondents were generally supportive of the vision, objectives and draft policies and amendments have been made to TNP to address suggestions and comments.
- 2.11 The Draft Plan was published for formal consultation (Regulation 14) from Monday 13th October 2025 until Friday 28th November 2025. Tasley Design Guide and Codes were published for consultation at the same time. A leaflet advertising this consultation was delivered to all households and businesses in the parish. An online survey questionnaire and all TNP documents were published on the website. An open Drop In event was held on Saturday 8th November 2025 from 10.30am to 12.30pm at Tasley Village Hall. Paper copies of a two-page summary of the draft plan and the survey were available in Tasley Village Hall porch throughout the consultation. The full draft plan could be requested by emailing tasleyndplan2023@gmail.com. Please see the Consultation Statement for information about how the consultation responses were considered by the Parish Council to inform changes to the submission version of TNP.
- 2.12 The policies within Draft TNP were screened under the Strategic Environment Assessment process by Shropshire Council. The conclusion of the SEA Screening Process is that none of the proposed policies within the TNP have the potential to have a significant effect on the natural environment. The TNP can be ‘screened out’ of the Strategic Environment Assessment process and an ‘Appropriate Assessment’ is not required. The HRA Screening Statement concludes that there is no likely significant effect on any European Site as a result of the policies contained within the TNP and as such TNP is ‘screened out’ of the HRA process and no further HRA assessments (including ‘Appropriate Assessments’) are required. The Strategic Environmental Assessment Screening Statement and Habitat Regulations Assessment Screening Statement are published on the [Technical Evidence Base](#) folder of the TNP website.
- 2.13 The planning policies in TNP will apply to the whole of Tasley Parish – see Map 1: Tasley Neighbourhood Plan Area and Parish on p4. This is the **Submission Draft**

TNP and there is a further stage of consultation (to be undertaken by Shropshire Council) and then an examination and referendum before TNP can be ‘made’ (adopted) by Shropshire Council and become part of the Shropshire Local Plan.

Planning Policy Context

- 2.14 Neighbourhood Plans must have regard to the [National Planning Policy Framework \(NPPF\)](#). The NPPF sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Within that national framework local authorities like Shropshire prepare development plans for their area. The most recent version of the NPPF is dated December 2024. Further advice about how the NPPF should be used is provided in the online resource, [National Planning Practice Guidance \(NPPG\)](#).
- 2.15 Neighbourhood Plans also have to be in general conformity with the strategic policies in the Local Plan. At the time of preparing TNP the strategic policies are set out in the [Shropshire Local Development Framework: Adopted Core Strategy, March 2011](#). The Core Strategy sets out Shropshire Council’s vision, strategic objectives and the broad strategy to guide future development and growth in Shropshire during the period up to 2026. [Shropshire Council Site Allocations and Management of Development \(SAMDev\) Plan](#) was adopted in December 2015 and sets out proposals for the use of land and policies to guide future development in order to help deliver the vision and objectives of the Shropshire Core Strategy for the period up to 2026.
- 2.16 When work began on TNP Shropshire Council was at an advanced stage of a Local Plan Review. However, Shropshire Local Plan 2016 to 2038 was withdrawn from examination in early 2025 and Shropshire Council has commenced work on a new Shropshire Local Plan 2026 – 2045. Shropshire’s overall housing need has significantly increased as a result of the Government’s standard methodology, and the new Local Plan will have to accommodate this uplift. Planning Practice Guidance advises that *‘Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested’* (Paragraph: 009). In line with the guidance TNP Steering Group has worked closely with officers at Shropshire Council so that neighbourhood and local plan policies are complementary and any conflicts are minimised.
- 2.17 Whilst the Neighbourhood Plan cannot conflict with any of the policies within Shropshire Local Plan (SLP), its policies can provide a finer level of local detail to strategic planning policies, and it can address those locally important planning issues not included in the Local Plan. Once completed, TNP will be used to help determine planning applications within Tasley Parish alongside policies in Shropshire’s Local Plan.

- 2.18 Work on the Neighbourhood Plan has also included consideration of proposed improvements to local community facilities, open spaces and the PROW network. These proposals are not planning policies but are listed as ‘Community Aspirations and Parish Council Actions’ in Appendix 1. It is likely that Tasley will attract significant infrastructure funding (known as ‘CIL’) from development proposals, and it is important that local people have a say in how this money should be spent. The proposals include those suggested by local residents and stakeholders in response to public consultations on TNP as well as projects identified by the Steering Group and Parish Council which would add value to the policies in TNP.
- 2.19 Community Infrastructure Levy (CIL) is a charge on new development to help fund supporting infrastructure. Details of Shropshire’s CIL can be found at <https://www.shropshire.gov.uk/planning-policy/community-infrastructure-levy-cil/>. Once TNP is made (adopted) the Parish Council will be eligible for 25% of CIL funds made available for local infrastructure projects.

Historical Development

- 2.20 Historically Tasley Parish comprised a few scattered dwellings and agricultural holdings. The focus of the early settlement may have been around the site of the present Church of St Peter and St Paul, particularly as a church is known to have existed on the site since 1138. It is likely the cottages mainly housed agricultural workers as the census across the years shows a high turnover of residents. The remains of a brick kiln can still be found in Brick Kiln Woods.
- 2.21 ‘A Gazetteer of Shropshire’ published in 1824 by T. Gregory describes Tasley as ‘*a parish in the Chelmarsh division of the hundred of Stottesdon, a rectory discharged, in the diocese of Hereford, the deanery of Stottesdon, and archdeaconry of Salop. 17 houses, 95 inhabitants. 1½ mile north-west of Bridgnorth.*’ And ‘*Tasley is a manor. The manor and estates though undivided, are in thirds,- one third belongs to Charles Talbot, earl of Shrewsbury,- and the other two thirds to Edward Acton, of Gatacre Park, Esq. The church is in the patronage of the earl of Shrewsbury, and of the Acton family.*’
- 2.22 Early records show that horse racing was taking place in Bridgnorth by 1690, and in 1830 the races transferred to a new course at Tasley where they remained until the start of the Second World War. The racecourse was in the fields to the right of Church Lane, when going in the direction of the Church, reaching as far as Trinity Woods and the location is identified on the OS map of 1948, although by 1954 the course had gone. Today there is little evidence of the racecourse, apart from the old entrance gate which can be seen hidden in the hedge on Church Lane, and a road near Church Lane and Wenlock Road is named Racecourse Drive.

Tasley Parish Today

- 2.23 Tasley is currently a mainly rural parish located to the immediate west of the town of Bridgnorth. It is bisected east / west by the busy A458 road. As well as the small

historic village core and isolated farms, the Parish includes areas of modern suburban housing and the Bridgnorth livestock market. The current population of Tasley is 1,127 (2021 census), predominantly consisting of adults aged between 16 and 64 years. There are two modern housing estates; Tasley Park and Wenlock Rise, where the majority of Tasley residents live.

- 2.24 Local community facilities include a small village hall, the Parish church, and St Leonard's Hall Church on Racecourse Drive (which is outside Tasley Parish) as well as a children's play area and informal recreation area. Residents value the pretty, rolling countryside surrounding the village with its fields, hedgerows, areas of woodland and network of public footpaths and bridleways.
- 2.25 Tasley has three Grade II Listed Buildings: The Church of St Peter and St Paul built 1840–1; the 17th century former farmhouse at The Leasowes; and early 19th century The Leasowes. There are also a number of non-designated heritage assets.

The Future

- 2.26 TNP's policies have been prepared to help ensure the Tasley of the future takes into account the desires of the local community as encapsulated in the Vision Statement. We want to keep the best of what is already available in Tasley, protect our valuable green spaces, improve our public footpaths, protect our heritage assets, and use our history in the names of new places, cycleways, bridleways and footpaths.
- 2.27 The current Local Plan (SAMDev) includes proposals for 550 new homes on the Tasley Gateway site, and work has started on this development. The site extends from the junction of the A458 with Wenlock Road, near the current location of the livestock market up-to and across Church Lane, then on across the field to Tasley Park. There is likely to be further future growth in the neighbourhood area.
- 2.28 Tasley Parish therefore will go through major changes during the Plan period (up to 2045). Decisions about these major development proposals are the responsibility of Shropshire Council and the Government, but TNP can add value by setting out a local planning framework which focuses on new local development and those parts of the Parish which are on the edge of or outside the strategic sites and which link them to the countryside, natural heritage assets and local facilities. At the forefront of this will be seeking to ensure the remaining rural character so valued by many residents is protected and enhanced for residents' future enjoyment and wildlife gain. In addition, Tasley will continue to see some smaller scale development taking place including in existing estates and within its rural areas, and there is a need to ensure such development is appropriate in scale and design.

3. Tasley Neighbourhood Plan Strategy, Vision and Objectives

TNP Strategy

- 3.1 TNP by law has to contribute to the achievement of sustainable development. NPPF (para 7) explains that at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection. The NPPF explains that the planning system has three overarching objectives which are interdependent: an economic objective, a social objective and an environmental objective.
- 3.2 Given the likely scale of development, TNP does not allocate any further sites for development (housing or employment). Local needs for housing and employment provision will be met through policies and proposals in the Local Plan.
- 3.3 The natural and built heritage and environment are valued by our local communities and there are strong local concerns about the potential impact of future development on the existing environment, settlements and communities within our area, for example through increased traffic and pollution, diversion of public transport and loss of heritage and landscape amenity and on the ability of existing health and other services, facilities and amenities to cope with the additional demand. An important focus for our Neighbourhood Plan is therefore safeguarding and enhancing the existing facilities, services, amenities and character of the neighbourhood plan area, as much as providing new facilities, services and amenities.
- 3.4 The Town and Country Planning Association (TCPA) has agreed a set of *Garden City Principles*¹. Overall, the Strategy for the TNP will be to achieve sustainable development through the application of those relevant Garden Village Principles and to ensure the policy themes of TNP are aligned to the principles. In this way major new development proposals will be properly connected to and embedded within the Parish and existing community and will be of a high-quality design. This will be achieved as follows:
 - **Land value capture for the community**
Investment from developer contributions and CIL (collected by Shropshire Council and spent by Shropshire Council and Tasley Parish Council) will be used

¹ See <https://www.tcpa.org.uk/resources/understanding-garden-villages/>

to support projects to enhance local facilities and improve the environment. CIL spending is for *Infrastructure to mitigate the direct and cumulative impacts of new development*. On adoption of the TNP 25% of CIL will be allocated as neighbourhood fund with the remainder split between administration, Strategic CIL and Local CIL. A list of community aspirations and parish council actions will be prepared as part of the TNP consultation process – see Appendix 1.

- **Strong community engagement**

TNP will be prepared through extensive community engagement and consultation. The views and ideas of residents and stakeholders will be captured and used to inform policies and proposals in the Plan. TNP will be used to help develop stronger links between the Parish Council, Shropshire Council, landowners and developers and will promote opportunities for local residents and stakeholders to engage in detailed planning proposals for major development as and when they come forward.

- **Community ownership and stewardship**

By engaging local people more effectively in local planning decisions, TNP will promote a greater sense of community ownership and stewardship of new community assets provided as part of future growth.

- **Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport**

TNP has a strong focus on improving the existing PROW network and helping to ensure all residents and stakeholders can use walking and cycling both as a form of exercise and as a means of sustainable, low carbon transport. There is a need to successfully integrate future growth with existing communities in a well-designed and appropriate way.

- **Enhance the natural environment: net biodiversity gain, zero carbon initiatives**

TNP will place a strong emphasis on enhancing the natural environment. A robust and sustainable Green Infrastructure network will link local habitats and provide opportunities for wildlife to move across the area. Landscaping will use locally appropriate species in planting schemes and link them to mature hedgerows, groups of trees and water courses. Improved walking and cycling networks will encourage zero carbon travel choices.

- **Combine the best of town and country to create healthy communities**

TNP will include policies and proposals which promote healthy lifestyles through good access to an attractive and well-maintained walking and cycling network, linking residential areas to open spaces, the countryside and local facilities. Planting and landscaping schemes will provide shelter and shade for

both people and wildlife. They will also provide opportunities for everyone to enjoy the beautiful landscape setting of rural Shropshire. Investment in Green Infrastructure will provide allotments and opportunities for food growing, sports and recreation on the doorstep and local sources of green energy.

- **Strong recreational facilities in sociable neighbourhoods**

The need for investment in existing community facilities is recognised in TNP and policies and proposals support investment in the existing village hall followed by provision of complementary new facilities. The improved walking and cycling network will encourage social interaction and informal recreation.

- **Mixed house type and tenure**

TNP will include a policy on house types based on preferences of local residents and stakeholders which were identified in informal consultations for TNP.

- **Wide range of local jobs**

Future growth will encourage provision of local jobs, and the areas of employment-related development will provide new accommodation for business growth. By ensuring safe and accessible connectivity to existing residential areas of Tasley and Bridgnorth, local people should benefit from the significant investment on their doorstep. TNP will include a policy on employment development which has been prepared in response to suggestions from local residents and stakeholders in informal consultations.

TNP Vision

- 3.5 Our vision has been developed through stakeholder workshops and community consultation. The Vision has been amended where appropriate in response to comments made in consultations. This Vision will be delivered through the policies and proposals contained in TNP. The Parish Council is committed to remaining engaged with Shropshire Council in consultations related to major development proposals to help ensure the best outcomes for existing and future residents in the area.

Vision

- *Tasley will be a viable and cohesive community with good access to employment, key services and amenities either provided locally or, where appropriate, accessible in Bridgnorth centre.*
- *It will be a place where new residential areas and communities will feel integrated into the wider Parish and enjoy good connectivity to the rural area.*

- *Nature will be enhanced with improved biodiversity and accessibility to the protected countryside via well-maintained and popular walking and cycling routes.*
- *Heritage assets will be protected.*
- *Families will be able to access a local burial site.*
- *Tasley will provide a suitable range of housing to include affordable housing to buy and to rent which will be equal in build quality to open market housing, in keeping with local character and aspiring towards meeting zero carbon housing standards.*
- *There will be a supply of locally sourced sustainable energy.*

3.6 Flowing from this vision, and reflecting our evidence base, we have developed the following objectives for our Neighbourhood Plan:

TNP Objectives

- **Overall Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.**
This will be delivered through all TNP policies and the Community Aspirations and Parish Council Actions set out in Appendix 1.
- **Objective 2: To ensure good links within the parish and with adjoining communities through provision of new and improved pedestrian, cycle and public transport links.**
This will be delivered through TNP Policies TNP1 and TNP3.
- **Objective 3: To protect and enhance the openness and rural character of the area in terms of green space protection, access to countryside, and rural setting.**
This will be delivered through TNP Policies TNP1, TNP2 and TNP3.
- **Objective 4: To protect and enhance heritage assets.**
This will be delivered through the identification of candidate Non-designated Heritage Assets.
- **Objective 5: To protect and enhance the local character of our village and surrounding countryside.**
This will be delivered through Policy TNP4, TNP5 and Tasley Design Guide and Codes.
- **Objective 6: To provide facilities, services and opportunities that promote health and wellbeing to enable local people to thrive and our communities to flourish.**

This will be delivered through Policies TNP1, TNP2, TNP3, TNP6, TNP7, TNP8 and TNP10.

- **Objective 7: To ensure that housing developments in our area take account of local needs in terms of dwelling mix and affordability across all groups.**
This will be delivered through Policy TNP9.
- **Objective 8: To encourage standards of sustainable design that are above the minimum requirements to minimise impacts on the environment.**
This will be delivered through Policy TNP4, TNP5 and Tasley Design Guide and Codes.
- **Objective 9: To avoid over-intensification of housing and other built development in what is essentially a rural parish.**
This will be delivered through TNP Policies TNP1, TNP2, TNP3, TNP4, TNP5 and Tasley Design Guide and Codes.

TNP Policies

- 3.7 In preparing this Plan, we have had to channel these multiple and diverse objectives into a manageable but meaningful suite of planning policies that can help to protect what our local communities wish to protect and provide what our local communities wish to be provided with, economically, environmentally and socially.
- 3.8 The three pillars of sustainable development (economic, social and environmental) are not independent of one other but interact, meaning that a policy intended to support the economy inevitably impacts upon environmental and social factors, and vice versa. As a result, our policies are not organised around these pillars, but under the following headings:
- Accessibility
 - Natural Environment and Open Spaces
 - Heritage
 - Local Character and High-Quality Design
 - Local Facilities and Community Energy
 - New Housing and Employment.

4. Accessibility

Introduction

- 4.1 Most of the parish of Tasley is farmland with a good network of public footpaths (see Map 2 on p18). There are no cycle paths but some of the footpaths connect to bridleways outside the neighbourhood plan area (cycling is usually permitted on public bridleways). Some of these footpaths cross future development sites and others link to existing and new residential areas.
- 4.2 Footpaths can support healthy lifestyles by encouraging walking for pleasure and active travel. Increasing walking can also help with improving mental health, combating obesity and encouraging a sense of community in the neighbourhood. The footpaths in the parish allow people to enjoy views of woodland, pastures, arable fields and waterways with all their accompanying flora and fauna.
- 4.3 Although Church Lane is not a footpath and has no pavement, it is very heavily used by walkers and cyclists. For those living in town, Church Lane is the main access route to Tasley Church and Churchyard, Tasley cemetery, Trinity Wood, Brick Kiln Plantation and the Woodlands Fishing Ponds.
- 4.4 The purpose of the footpaths and cycle paths policy in TNP is to protect, restore and enhance the existing footpaths in Tasley Parish both in terms of quality and quantity and to encourage the provision of new cycle paths.

Policy TNP1 – Footpaths and Cycle Paths

Development proposals will be expected to promote and support pedestrian and cycle access to the countryside, and to encourage walking, cycling and active travel as sustainable travel alternatives to private cars.

This should be achieved by:

- 1) Retaining, maintaining and enhancing the existing network of Public Rights of Way within development sites; and
- 2) Providing accessible and safe connections and linkages from development sites to the existing wider footpath network; and
- 3) Supporting improvements and extensions to the existing network, particularly through the provision of new off-road or segregated cycle lanes linking to local facilities, the countryside, local employment sites and to Bridgnorth town centre.

Any development proposals which impact adversely on existing Public Rights of Way will be resisted unless they provide suitable and safe alternative routes which are well lit, overlooked and not enclosed within a narrow corridor bounded by high boundary walls, hedging or fencing.

All walking and cycling networks within major development sites should be provided with sufficient lighting and capable of being easily maintained with durable, flat (with no steps) surfacing. Management and maintenance of these networks will be a matter to be managed through legal agreements where they are not to be adopted by Shropshire Council.

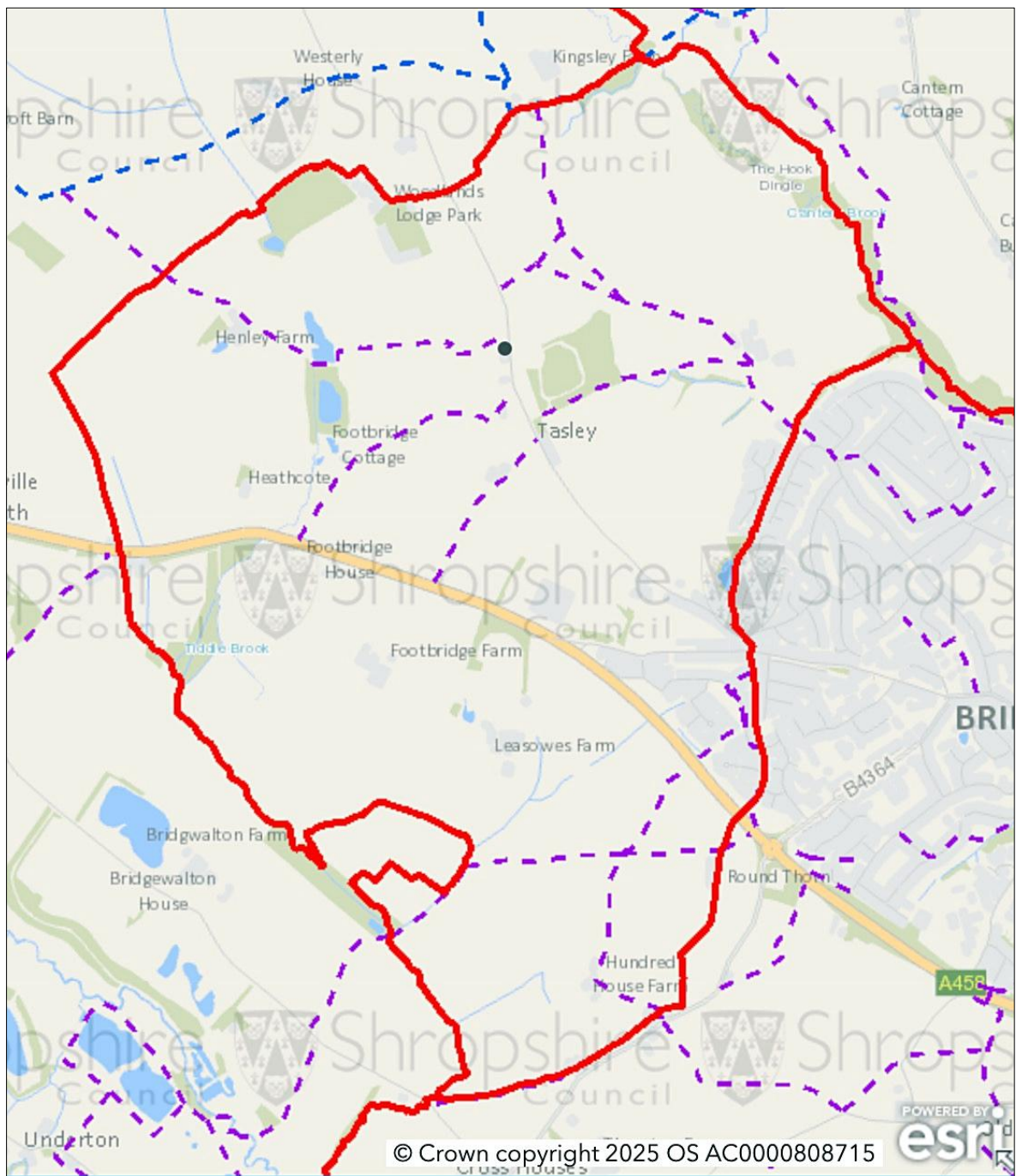
Pedestrian cul de sacs will not be acceptable unless, exceptionally, development proposals demonstrate that they are absolutely necessary. In those circumstances, schemes will be expected to provide a well-lit, hard-surfaced, flat (with no steps) and safe pedestrian link to a nearby highway which is a through route where appropriate and where no alternative through routes exist. Management and maintenance will be funded in perpetuity.

4) Having regard to Tasley Design Guide and Codes.

Where planning permission is required, development will be expected to incorporate the relevant principles for pedestrians, cyclists and other wheeled users as set out in the design codes and guidance in NA5. Movement of Tasley Design Guide and Codes (Appendix 3 of Tasley Neighbourhood Plan). In addition:

- Proposals in Code Area 2: Tasley hamlet and Church Lane should use on-plot parking screened from the road by boundary treatments in accordance with 4.3.3 Design codes: Tasley hamlet and Church Lane;
- Proposals in Code Area 3: The Leasowes should integrate green active travel routes with surrounding development sites as set out in 4.4.2 Design principles;
- Proposals in Code Area 4: Outer suburbs should provide a mixture of appropriate parking solutions including on-plot, on street and courtyard according to the parking types in 4.5.3 Design codes: Outer suburbs;
- Proposals in Code Area 5: Tasley Gateway Urban Extension should provide a mixture of appropriate parking solutions including on-plot, on street and courtyard according to the parking types in 4.6.3 Design codes: Tasley Gateway urban extension. The settlement edge should include pedestrian connections linking the edge to the open countryside and houses should overlook pedestrian routes to provide natural surveillance;
- Proposals in Code Area 6: Tasley Gateway Employment should provide a well-connected area with clear active travel routes and facilities on site as set out in 4.7.2 Design principles, and provide parking, boundaries and screening in accordance with 4.7.3 Design codes: Tasley Gateway employment; and
- Proposals in Code Area 7: Rural should retain well maintained and accessible footpaths as set out in 4.7.5 Design principles.

Map 2: Shropshire Council Map of PROW



Key

- - - Public Footpaths
- - - Public Bridleways
- Tasley Parish Boundary

Relevant TNP Objectives

Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.

Objective 2: To ensure good links within the parish and with adjoining communities through provision of new and improved pedestrian, cycle and public transport links.

Objective 3: To protect and enhance the openness and rural character of the area in terms of green space protection, access to countryside, and rural setting.

Objective 6: To provide facilities, services and opportunities that promote health and wellbeing to enable local people to thrive and our communities to flourish.

Objective 9: To avoid over-intensification of housing and other built development in what is essentially a rural parish.

Justification

- 4.5 Access to the footpaths is of high importance for parishioners and others living in the wider Bridgnorth area, as shown by the many comments in the 2024 Survey and subsequent TNP consultations.
- 4.6 Providing improved pedestrian and cycle connectivity from development sites to the wider parish, Bridgnorth and facilities and improving the existing network will help to ensure new communities have good access to recreational opportunities and can make sustainable travel choices, which will improve health and reduce CO₂ emissions from transport.
- 4.7 In relation to future growth proposals, Tasley Parish Council's preference is for pedestrian crossings and traffic calming rather than a footbridge in order to slow traffic on the A458 and support connectivity between the new development and existing residential areas and the countryside. This alternative approach was also supported by residents in responses to consultations.
- 4.8 Tasley Design Guide and Code sets out detailed design principles and codes for new developments that address the unique landscape and built character of the neighbourhood area. This includes design principles and codes for each of the different Code Areas so that environments are created which enhance accessibility for all.
- 4.9 TNP Policy TNP1 - Footpaths and Cycle Paths, together with Policy TNP3 - Green Infrastructure Improvements will help to ensure walking and cycling are embedded into the early design of new developments and that opportunities are taken to make improvements wherever possible.
- 4.10 Since 2012 Shropshire Council has operated a Community Infrastructure Levy (CIL) on new market housing development – see <https://www.shropshire.gov.uk/planning-policy/community-infrastructure-levy->

[cil/](#) . Once TNP is made (adopted), Tasley Parish Council should be eligible for significant funding from the CIL monies generated which could be used for improving accessibility to walking and cycling in the neighbourhood plan area.

- 4.11 TNP Steering Group, on behalf of the Parish Council, has undertaken detailed field survey work to assess the existing PROW network and to identify where improvements may be made. The findings are provided in Appendix 1 of TNP and developer contributions and CIL as well as other funding will be sought to help restore and enhance footpaths across the TNP area. These improvements will further improve opportunities for walking and cycling in Tasley and will complement the policies in TNP.

Planning Policy

NPPF

NPPF para 96 sets out that *‘planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through ... street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lives, through both promoting good health and preventing ill-health, ... – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.’*

Relevant Shropshire Core Strategy Policies include:

CS3: The Market Towns and Other Key Centres, CS6: Sustainable Design and Development Principles and CS7: Communications and Transport.

Relevant SAMDev Policies include:

MD2: Sustainable Design and S3: Bridgnorth Area.

Relevant Draft SLP Policies include:

SP6. Health and Wellbeing DP14. Green Infrastructure, DP25. Infrastructure Provision and DP28. Communications and Transport.

Bridgnorth Place Plan Area

S3.1. Development Strategy: Bridgnorth Principal Centre, S3.2. Community Hubs: Bridgnorth Place Plan Area, S3.3. Community Clusters: Bridgnorth Place Plan Area and S3.4. Wider Rural Area: Bridgnorth Place Plan Area.

5. Natural Environment and Open Spaces

Introduction

- 5.1 Much of Tasley is open countryside in farming and other rural land uses. Tasley hill, topped with Tasley Church and the water tower, rises up gently to the centre of the parish and there are a number of small watercourses running through and along the edges. These include Cantern Brook fringed by Hook Dingle along the northeast boundary, and Tiddle Brook in the west which feeds the Woodlands Lodge Fishing Pools. The Government's Flood Maps for Planning shows the areas at risk of flooding around these water courses – see <https://flood-map-for-planning.service.gov.uk/> . Throughout the area there are hedgerows, scattered mature trees and pockets of woodland, notably Trinity Wood / Brick Kiln Plantation (opposite Tasley Church) and Coalpit Plantation (adjoining Woodlands Lodge Park), many of which are likely to have early origins. Although there are no designated wildlife sites in the area, many areas of habitat are likely to be of biodiversity value and offer opportunities for enhancement.
- 5.2 Consultations have shown that residents value Tasley as a very good or excellent place to live in. This is because of Tasley's location on the edge of Bridgnorth, with easy access to attractive open countryside, woodland, and natural green space and a peaceful, rural setting.
- 5.3 TNP aims to help protect areas of local interest and significance, and to support their improvement for future public enjoyment and wildlife gain.

Local Green Spaces

- 5.4 The NPPF supports the designation of Local Green Spaces in neighbourhood plans so that communities can identify and protect green areas of particular importance to them (para 106). Local Green Spaces have to meet certain criteria set out in the NPPF in order to justify their designation.
- 5.5 Policy TNP2 will give the key public open spaces in the Tasley area strong and long-term protection. These open spaces were identified as candidate Local Green Spaces in the TNP community survey results and subsequent consultations, and the public responses clearly demonstrated that a significant number of residents and visitors to these open spaces value them for community use, heritage, wildlife or visual amenity or a combination of these.
- 5.6 Local Green Space designation is given the same level of protection as Green Belt in national planning policy.

Policy TNP2 – Local Green Spaces

The following existing open spaces, which are of value to local residents for community use, heritage, wildlife or visual amenity, are designated as Local Green Spaces:

- 1) Nature Zone off Clee View Road
- 2) St Peter and St Paul Church and Grounds
- 3) Tasley Cemetery
- 4) Trinity Wood and Brick Kiln Plantation
- 5) Wenlock Rise Central Green with Play Area
- 6) Wenlock Rise Natural Area

The six Local Green Spaces are identified on Map 3 Local Green Spaces and the larger scale maps (Maps 6, 7 and 8) provided in Appendix 2.

Relevant TNP Objectives

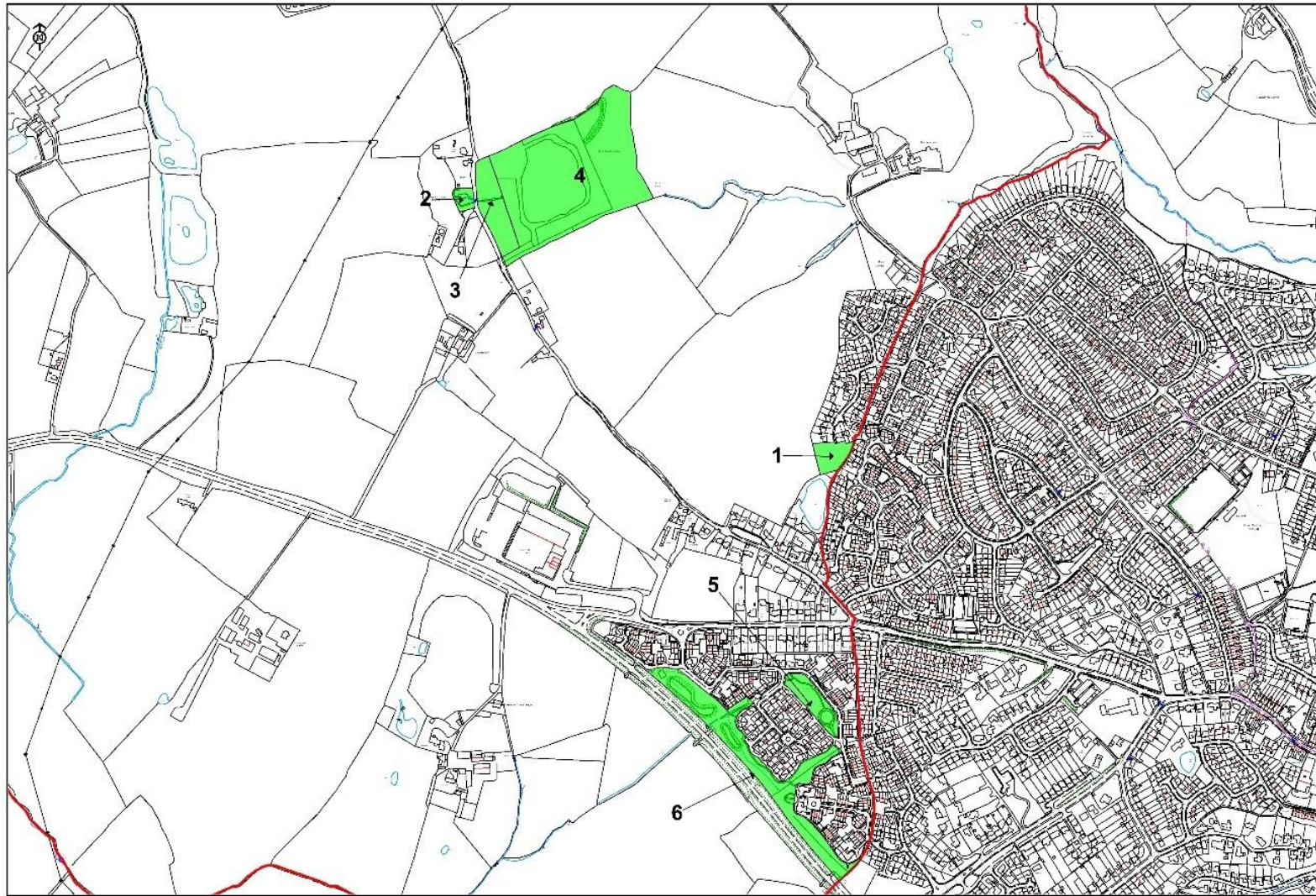
Overall Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.

Objective 3: To protect and enhance the openness and rural character of the area in terms of green space protection, access to countryside, and rural setting.

Objective 6: To provide facilities, services and opportunities that promote health and wellbeing to enable local people to thrive and our communities to flourish.

Objective 9: To avoid over-intensification of housing and other built development in what is essentially a rural parish.

Map 3: Local Green Spaces



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Justification

- 5.7 There are a number of publicly accessible open spaces in the area. These are:
1. Nature Zone off Clee View Road*
 2. St Peter and St Paul Church and Grounds
 3. Tasley Cemetery
 4. Trinity Wood and Brick Kiln Plantation*
 5. Wenlock Rise Central Green with Play Area*
 6. Wenlock Rise Natural Area*²
- 5.8 Public consultations have shown that a high proportion of residents regularly use some or all of these publicly accessible open spaces and value them for community use, heritage, wildlife or visual amenity (views and surroundings). Long term protection should be provided through a policy in the TNP.
- 5.9 Appendix 2 Local Green Spaces includes tables showing how each of the six areas meets the criteria for Local Green Space set out in NPPF para 107.

Planning Policy

NPPF:

106. *'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.'*

Relevant Shropshire Core Strategy Policies include:

CS17 : Environmental Networks

Relevant SAMDev Policies include:

MD12: The Natural Environment

Relevant Draft SLP Policies include:

SP6. Health and Wellbeing DP14. Green Infrastructure

Bridgnorth Place Plan Area

S3.1. Development Strategy: Bridgnorth Principal Centre, S3.2. Community Hubs: Bridgnorth Place Plan Area, S3.3. Community Clusters: Bridgnorth Place Plan Area and S3.4. Wider Rural Area: Bridgnorth Place Plan Area.

² * Categorised as a publicly accessible open space in the [Shropshire Green Infrastructure Study 2020](#)

Green Infrastructure

- 5.10 The NPPF defines Green Infrastructure (GI) as: ‘A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities’ (NPPF Annex 2: Glossary). National Planning Practice Guidance (NPPG) explains that GI assets can be in public or private ownership and include: ‘... parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees’ (Paragraph: 004 Reference ID: 8-004-20190721). Blue infrastructure, such as watercourses and pools, also forms an integral part of the GI network. GI can support climate change adaptation and healthy lifestyles and improve air quality.
- 5.11 TNP provides an excellent opportunity to review GI assets in Tasley, including the ecological network and public open spaces, to consider how these can be protected and enhanced, and to identify where new, high-quality GI is needed that supports existing communities (people and wildlife) and benefits new communities formed as a result of development proposals.

Policy TNP3 – Green Infrastructure Improvements

1) Biodiversity and Wildlife

- A. All development will be expected to contribute towards the delivery of and protect future opportunities for wildlife and habitat improvements identified within Tasley neighbourhood plan area on Map 9: Tasley Ecological Networks in Appendix 4.
- B. Where a site includes any high or medium value habitat for wildlife (including those identified within Tasley neighbourhood plan area on Map 9: Tasley Ecological Networks in Appendix 4), planning applications for development must be accompanied by a robust Shropshire local sites assessment supported by the Shropshire Local Sites Partnership and specifying which parts of the site are worthy of designation for their wildlife or geological value.
- C. The priority for biodiversity net gain (BNG) secured for developments in the TNP area will be provision on site. Where it is demonstrated that BNG cannot be delivered on site, opportunities should be taken to provide BNG within the TNP area through enhancement of wildlife sites and supporting improved connectivity between habitats (see those identified within Tasley neighbourhood plan area on Map 9: Tasley Ecological Networks in Appendix 4).
- D. All landscaping schemes should use locally appropriate species in planting schemes. Wherever possible designs should retain existing features or incorporate new features which are characteristic of the Tasley neighbourhood plan area, and which contribute to local landscape

character. Such features include for instance, ponds, streams, natural springs, hedgerows and native trees and woodland.

- E. Swift bricks should be installed in new developments including extensions, in accordance with best practice guidance such as BS 42021 or CIEEM2 and at a minimum of three swift bricks per dwelling. Artificial nest cups for house martins may be proposed instead of swift bricks if recommended by an ecologist. Existing nest sites for building-dependent species such as swifts and house martins should be protected, to allow for annual return to traditional nest sites in Tasley. Mitigation should be provided if these nest sites cannot be protected.

2) Public Open Space

- A. All new major development will be expected to contribute towards delivery of new and improved public open spaces as set out within Tasley neighbourhood plan area on Map 10: Public Open Space in Appendix 4.
- B. Major developments should provide or contribute to the provision and delivery of a well-drained allotment site of at least 20 plots, including provision of secure fencing, lockable gates, easily maintained and durable pathways, water supply, parking, community composting and green waste storage areas.
- C. The play areas to be provided at major developments should provide a range of play equipment designed to meet the needs of pre-school, school age and teenage children, and those with disabilities, in separate areas where appropriate to avoid conflict between different user groups and with fencing / gates and safe surfacing as appropriate.

3) Tasley Design Guide and Codes

Where planning permission is required, development will be expected to incorporate the relevant principles for nature and green infrastructure as set out in NA6. Nature of Tasley Design Guide and Codes (Appendix 3 of Tasley Neighbourhood Plan). In addition:

- A. Green infrastructure proposals in Code Area 2: Tasley hamlet and Church Lane should add to the connectivity between settlements and make provision for active travel routes as set out in 4.3.2 Design principles, and use hedgerows, planting, low walls or rural timber fencing in boundary treatments in accordance with 4.3.3 Design codes: Tasley hamlet and Church Lane;
- B. Proposals in Code Area 3: The Leasowes should protect and enhance landscape character as set out in 4.4.2 Design principles;
- C. Proposals in Code Area 4: Outer suburbs should retain and enhance spaces for recreation, play and nature as set out in 4.5.2 Design principles, and use hedgerows, mature planting and low walls along main routes and informal low-level planting and changes in materials along access roads in accordance with 4.5.3 Design codes: Outer suburbs;
- D. Proposals in Code Area 5: Tasley Gateway Urban Extension should provide a strong sense of place that respects landscape character and has a sympathetic landscape edge, blending nature into the development as set

out in 4.6.2 Design principles. Boundary treatments should be well defined and use metal railings, hedgerows and informal planting in accordance with 4.6.3 Design codes: Tasley Gateway urban extension;

- E. Proposals in Code Area 6: Tasley Gateway employment should deliver generous landscaping, sustainable drainage and biodiversity measures as set out in 4.7.2 Design principles and provide streets and green infrastructure and boundaries and screening in accordance with 4.7.3 Design codes: Tasley Gateway employment; and
- F. Proposals in Code Area 7: Rural should preserve the rural landscape, protect and enhance local landscape features and connect existing areas of green infrastructure with habitats and ecological enhancements as set out in 4.7.5 Design principles and apply the desired characteristics for field boundaries, tree placements and tree species in accordance with 4.8.1 Design codes: Small scale rural development.

Relevant TNP Objectives

Overall Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.

Objective 2: To ensure good links within the parish and with adjoining communities through provision of new and improved pedestrian, cycle and public transport links.

Objective 3: To protect and enhance the openness and rural character of the area in terms of green space protection, access to countryside, and rural setting.

Objective 6: To provide facilities, services and opportunities that promote health and wellbeing to enable local people to thrive and our communities to flourish.

Objective 9: To avoid over-intensification of housing and other built development in what is essentially a rural parish.

Justification

- 5.12 Delivering 10% biodiversity net gain is now a national planning policy requirement for most developments. The emerging [Shropshire and Telford & Wrekin Local Nature Recovery Strategy](#), expected to be published in April 2026, will provide strategic guidance. There is potential for existing areas of habitat and agricultural land to become locations where biodiversity net gain from developments across Shropshire and beyond could be delivered.
- 5.13 [Shropshire Environment Network \(SEN\)](#) (referenced in the [Shropshire Council Natural Environment Note 11 – Environmental Networks](#)) consists of areas of high biodiversity value and the areas that act as connective ‘corridors and stepping stones’ between them. These need to be taken into account when compiling development proposals, to ensure that they meet national and local policy regarding the protection and enhancement of the natural environment.

- 5.14 In the Tasley area, as shown on Map 11 and Map 12 in Appendix 4 the SEN identifies extensive corridors (shown in light green) and buffers (shown in dark green) across the area, and also small ‘Core Areas’ (shown in red) and a ‘Restoration and Creation’ area (shown in brown) which forms a proposed natural buffer between the settlement edge and the Tasley Gateway development. This restoration area does not form part of the recent outline planning permission for this development.
- 5.15 [Shropshire Green Infrastructure Study 2020](#) (SGIS), prepared by Shropshire Council to support preparation of the new Shropshire Local Plan, maps existing significant GI assets across Shropshire and identifies strategic opportunities to protect, enhance and extend the GI network around settlements including Bridgnorth. The SGIS states that: *‘In recent years, whilst developments in Shropshire have generally provided sufficient open space to meet policy requirements in terms of area, the quality of such spaces and their connectivity to existing GI has often been poor’* (Para 1.12).
- 5.16 Green infrastructure should be an integral part of any masterplan showing good quality and appropriate on-site provision which delivers a GI network which links existing and new GI assets in a coherent manner and maximises benefits, connecting to the GI network in the surrounding area and improving that network’s accessibility and linkages where possible.
- 5.17 The SGIS concludes that there are limited amounts of publicly accessible open space in the wider Bridgnorth study area (which includes Tasley) – 0.66 ha per 1000 persons by 2038 compared to a Shropshire standard of 0.82 ha, and 1.91 ha in Shrewsbury by 2038. Bridgnorth is deficient in allotments, the west (including Tasley) is deficient in access to District scale open space, and the area around Sydney Cottage Drive (including Tasley) has poor access to open space generally.
- 5.18 Map 13 in Appendix 4 identifies the Existing Green Infrastructure Assets and Key Constraints in and around Tasley neighbourhood plan area and Map 14 in Appendix 4 shows potential GI opportunities in the Tasley area.
- 5.19 The specific SGIS recommendations for Bridgnorth which relate to the TNP area are:

Across Bridgnorth:

- Provide new accessible public open space to help serve new homes and more people;
- Provide new allotments and play facilities for children and teenagers to address existing deficiencies and serve new homes;
- Provide more street trees, where possible, and use climate resilient species in planting;
- Change maintenance of all open spaces to improve biodiversity.

In Tasley:

- Provide new open space within developments to meet the needs of new residents and address poor access in the Sydney Cottage Drive area to include food growing opportunities / allotments; play facilities for children and young people; informal open space; and direct and attractive links to the Cleve View Road area;
- Create robust habitat corridors including management, “stepping-stones” and reduction of local flood risk to the north and south of Bridgnorth (see Map 14 Green Infrastructure Opportunities in Appendix 4) focusing on the A458 Bypass corridor, water corridors, existing woodland and buffer vegetation;
- Strengthen the Tiddle Brook habitat corridor through management practices to improve the channel and lining substrate, and creation of buffer habitat;
- Manage the Cantern and Tiddle Brooks in a way which reduces local flood risk.

5.20 [Shropshire Playing Pitch and Outdoor Sports Strategy \(PPOsS\) \(2020\)](#) recommendations for Bridgnorth focus on improving the quality of existing pitches, plus aspirations to provide a new floodlit 3G pitch and cricket facilities. Given there are currently no sports facilities or pitches in Tasley, it is unlikely that the TNP area would be the best location for this type of investment. The [Shropshire Indoor Leisure Facilities Strategy \(2020\)](#) found there are enough indoor facilities across the county to meet needs up to 2038.

5.21 Where major developments provide play areas and spaces for different user groups and age groups, they should be in clearly defined areas. The intention here is not to discriminate against or treat for example, children with disabilities or older people differently, but to ensure, that different needs are adequately addressed in the design so that vulnerable groups are protected and kept safe. Therefore, equipment should be sited and designed to meet the needs of different user groups, whilst encouraging positive social interaction and a strong sense of community across all groups. Detailed designs therefore should be informed by local community consultation and engagement.

5.22 Policy TNP3 - Green Infrastructure Improvements together with TNP Maps 9 and 10 in Appendix 4 show how existing and new GI will form a strong GI network across the Tasley area and beyond. Map 9 focuses on ecological networks and Map 10 focuses on public open space. By linking proposed improvements and enhancements to existing areas of wildlife value and public open space, Tasley’s GI network will be strengthened and extended, and new development proposals will be better integrated into the other parts of the Parish which are in the open countryside.

5.23 Policy TNP3 also recognises that existing and new buildings provide opportunities for BNG. Swift bricks are considered a universal nest brick suitable for a wide range of small bird species including swifts, house sparrows and starlings. The need to protect and enhance red-listed bird species which inhabit buildings in Tasley is especially significant due to the number of unmodernised older buildings which have a greater tendency to host these species. Swift bricks are significantly more

beneficial than external bird boxes as they are a permanent feature of the building, have zero maintenance requirements, are aesthetically integrated with the design of the building, and have better thermal regulation to respond to future climate change.

- 5.24 Design principles and design codes in Tasley Design Guide and Codes provide more detail for nature and Green Infrastructure improvements in each of the different identified Code areas and these are referred to in Policy TNP3.

Planning Policy

NPPF para 96 advises that *'planning policies and decisions should aim to achieve healthy, inclusive and safe places which: c) enable and support healthy lives, through both promoting good health and preventing ill-health ... – for example through the provision of safe and accessible green infrastructure.'* Planning of green infrastructure also plays a part in planning for climate change (para 164 a)) and conserving and enhancing the natural environment (para 188).

Relevant Shropshire Core Strategy Policies include:

CS3: The Market Towns and Other Key Centres, CS17: Environmental Networks and CS18: Sustainable Water Management

Relevant SAMDev Policies include:

MD2: Sustainable Design, MD12: The Natural Environment and S3: Bridgnorth Area.

Relevant Draft SLP Policies include:

DP12. The Natural Environment, DP14. Green Infrastructure, DP15. Open Space and Recreation , DP16. Landscaping of New Development and DP22. Sustainable Drainage Systems.

Bridgnorth Place Plan Area

S3.1. Development Strategy: Bridgnorth Principal Centre, S3.2. Community Hubs: Bridgnorth Place Plan Area, S3.3. Community Clusters: Bridgnorth Place Plan Area and S3.4. Wider Rural Area: Bridgnorth Place Plan Area.

6. Heritage

Introduction

- 6.1 Tasley has an interesting history with records dating from medieval times (AD 1066 to AD 1539). Detailed information about the heritage of the area can be found at Shropshire’s Historic Environment Record (HER) – see <https://www.shropshire.gov.uk/environment/historic-environment/historic-environment-record/> . This is the primary source of trusted information about the historic environment of the county – archaeological sites, finds and features, historic buildings, structures and landscapes. The TNP Steering Group undertook research as part of the preparation of TNP and relevant historical information is provided on the website.
- 6.2 Consultation responses have shown that a majority of respondents were aware of the Racecourse, Brick Kiln Plantation and Tasley Church and Church Yard and want to celebrate them. In addition, there have been suggestions for other local heritage assets including Footbridge Farm, Hundred House Farm, Roundthorn Farm, the Water Tower and The Nock Deighton Smithfield. Nock Deighton Agricultural was established in 1831 as a dedicated auctioneering firm and their Livestock & Auction Centre is located in Tasley where they hold regular prime stock sales, store sales and machinery sales. The cattle market was relocated from the centre of Bridgnorth to Tasley in the 1980s.

Historical Development

- 6.3 The Parish of Tasley (formerly called Teazlea or Tassele) was within the Hundred of Stottesden, and following the Norman Conquest of 1066 Tasley was held by Roger Corbet under John Fitzalan. The Domesday Book of 1086 records Tasley as being part of Morville Manor.
- 6.4 The Manor passed through the ownership of a number of families and by the late 15th Century was owned by the Earls of Shrewsbury. The first reference associating the Acton family with the Parish appears to be in 1677 when Thomas Acton, Esq, is described as ‘of Tasley’. The Actons were and remain well-known Shropshire landowners and the Manor was inherited by the successors of Thomas Acton as part of the Gatacre Estate, several of whom were buried at Tasley.
- 6.5 There are three Listed Buildings in Tasley, all Grade II: the Church of St Peter and St Paul, The Leasowes, and the Former Farmhouse at the Leasowes. Details can be found on the Historic England website <https://historicengland.org.uk/listing/the-list/>.
- 6.6 The Church of St Peter and St Paul replaced a former church which was demolished in 1840. The current building opened in 1884 and was designed by Josiah Griffith with some of the treasures of the former church preserved in the new building. In

the south wall of the chancel is a piscina used for cleaning sacred vessels and this is probably at least 800 years old. The octagonal font dates from the 14th Century. The original chancel screen was preserved and dates from the late 15th or early 16th Century. The pulpit and reading desk are Jacobean and seem to be made up from carved panels from the demolished church. A brass was erected in 1619 in memory of George Bott, a former Rector and has been preserved. The foundation stone of the existing church was laid in July 1840 by a young boy who went on to become Capt. Acton and patron of the living.



Tasley Church

- 6.7 The church is built in yellow brick with a slate roof and is in Gothic style. It consists of a four-bay nave, and a single-bay chancel. At the west end is a gabled bellcote with two bells and a pierced roundel. The doorway is at the west end and has a pointed arch, and the windows are lancets. Inside are some fittings from an earlier church on the site.
- 6.8 The Leasowes (HER 12084) is an early 19th Century building set within its own landscaped gardens, which were designed to ‘borrow’ views of the surrounding countryside. It is a brick house with a hipped slate roof, two storeys, and three bays. The porch has Tuscan pillars, a stuccoed cornice, and elaborate voluted parapets. The windows are sashes with moulded lintels. Historically, the Leasowes was owned and occupied by members of the Acton family and had strong links with Aldenham Park in Morville which was originally the seat of the Acton family.



The Leasowes

- 6.9 The [former farmhouse at the Leasowes](#) is probably 17th Century. The farmhouse, later divided into two cottages, is timber framed with a tile roof. There are two storeys and an attic, three bays, and an added bay to the right with applied timber framing. The windows are casements.

Candidate Non-designated Heritage Assets

- 6.10 Listed Buildings are protected as designated heritage assets in national and Shropshire level planning policies and there is little that TNP can do to add to these higher-level policies. However, TNP can identify candidate non-designated heritage assets (NdHAs) which are buildings and structures of local heritage interest in the Parish. The following assets are of local heritage interest and a complete list of candidate NdHAs from Shropshire HER is published on the TNP website (see [Technical Evidence folder](#)).
- 6.11 **Site of Bridgnorth Racecourse** - Earliest meeting: August 1690, Final meeting: Saturday 20th May 1939. Early records show that racing was taking place in the Shropshire town of Bridgnorth by 1690 with the support of the Corporation. The course was situated near to Stourbridge Road and Green Lane on Morfe Common. Cheny's Horse-matches Calendar reported on the meeting held in August 1728 and Baily's Racing Register first provided detailed results from races held at Bridgnorth in June 1732, when the racing fanatic, Mr Williams Wynne who lived in Shropshire, won the Selling Purse with Spot. In 1812 Morfe Common was enclosed and after the 1811 meeting the races moved from Morfe Common to Innage (Racecourse Farm, Tasley), where they remained until 1830. From Innage the races transferred to a new course at Tasley where they remained, but for a brief lapse, until the final flat meeting on the old course took place on 15th October 1873. An early steeplechase meeting was held at Tasley in 1866 and continued under various guises until the middle of the 20th Century. In the early 1900s meetings were billed as Bridgnorth and Wheatland Hunt but changed back to Bridgnorth in 1904. The Bridgnorth meeting continued until the final meeting on Saturday 20th May 1939.



Bridgnorth Races, Grand Stand



Bridgnorth Races, The Paddock

(Source: <http://www.greyhoundderby.com/Bridgnorth%20Racecourse.html>)

- 6.12 **Livestock Market** - Nock Deighton Agricultural LLP, established in 1831, is one of the Midlands' most well-established and respected firms of property specialists and livestock auctioneers. Founded over 180 years ago as a dedicated auctioneering firm, the company has developed from strength to strength and plan on continuing to do so. Nock Deighton Agricultural LLP, based at the Livestock Market and Auction Centre in Tasley, near Bridgnorth, provides specialist advice for the rural community on a wide range of topics across Shropshire, the West Midlands and Wales.
- 6.13 **Water Tower** - This local landmark is a free-standing octagonal water tower presently in need of maintenance and increasingly being screened off from view by tree growth. The elevated tank is supported on eight legs with a steel ladder running up one side to the dome of the tower where there is a railed perimeter. The Water Tower which is visible over long distances from many directions 'proclaiming' Tasley to all who approach is in an elevated position and is surrounded by a secure fence and includes a service structure.



Water Tower (Photo kindly provided by owners)

- 6.14 **Brick Kiln Plantation** - The site name derives from the previous site use of brick making and the remains of an old brick kiln can be found within the woods. See <https://www.woodlandtrust.org.uk/visiting-woods/woods/brick-kiln-plantation/>.



Example of a brick kiln (not in this location).

- 6.15 **Ye Olde Punchbowl Inn and associated Hundred House opposite** - Historic mapping of 1883 (1st edition OS) shows the building as the 'Hundred House', with a plan form reflecting the main building (including two extensions to the rear) and the two wings to the south elevation. To the east was a separate linear building. By 1902 (OS) the eastern building included a piggery at its western end. There had been no changes by 1926.



Ye Olde Punchbowl Inn

- 6.16 By 1963 (OS) the outbuilding had been connected to the main pub by a linking extension and the main building had been extended to the rear. By this point, the pub was renamed Ye Olde Punchbowl Inn probably because of its association with the Whig party who were traditionally Sherry and Punch drinkers. During the siege of Bridgnorth during the civil war in 1646 many of Oliver Cromwell's troops billeted at the Punchbowl, one of the few buildings that survived when the Royal troops, also known as the 'roundheads', set fire to all the buildings in high town. St Leonard's church was also destroyed then rebuilt after the fire. Beer pumps were only installed into the pub in the 1960s. Before this the cellar for the pub was directly opposite the pub below the hundred house, and the beer was transported in porcelain jugs from the barrel to the bar for punters to drink ale.
- 6.17 Modern mapping shows that the pub has subsequently been extended significantly to the rear and west. Consequently, the building comprises a range of buildings of different styles and dates. However, it still retains much of its original characteristics despite major structural modifications.
- 6.18 To offer further insight, the central section, which is on an east-west alignment, appears to be the earliest phase and is a low, one and a half storey building of random coursed stone. It has a large brick chimney stack to the north elevation and a gabled roof dormer to the south, with leaded lights above a gabled entrance. It has a slightly later projecting random stone wing onto the road (south) which is of one and half storeys with a clay tiled, catslide roof to its western elevation and a tall, slender brick chimney stack. To its south gable, which faces onto the road, there is a upvc window with a painted brick sill, brick segmental arch and brick surround to the ground floor: potentially an inserted opening. The apex of the gable has been rebuilt in brick and there is a timber panelled hatch door into a low single storey outshut. Its eastern elevation has a gabled dormer window to the roof with a metal casement window of leaded lights. To the east of the central building is a two storey wing of painted brick and render. This fronts onto the Ludlow Road and has a tile roof with a coped gable parapet and upvc windows to the ground and first floor. A low single storey brick and tile building, which is of mid-20th Century date, attaches this to a further one and half storey stone building. This has two modern

upvc windows to the ground floor beneath painted stone arched lintels with keystones. These flank a timber panelled door which have a similar lintel. To the roof is a small gabled dormer with a modern upvc window. Adjoining the building to the west, is a large modern single storey extension which wraps around the pub to the rear and almost doubles the footprint of the original building.

Relevant TNP Objectives

Overall Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.

Objective 4: To protect and enhance the heritage assets.

Objective 5: To protect and enhance the local character of our village and surrounding countryside.

Planning Policy

NPPF para 216 sets out that *‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’*

Relevant Shropshire Core Strategy Policies include:

CS3: The Market Towns and Other Key Centres and CS17: Environmental Networks.

Relevant SAMDev Policies include:

MD13: The Historic Environment.

Relevant Draft SLP Policies include:

SLP Policy DP23. Conserving and Enhancing the Historic Environment

Bridgnorth Place Plan Area

S3.1. Development Strategy: Bridgnorth Principal Centre, S3.2. Community Hubs:

Bridgnorth Place Plan Area, S3.3. Community Clusters: Bridgnorth Place Plan Area

and S3.4. Wider Rural Area: Bridgnorth Place Plan Area.

7. Local Character and High-Quality Design

Introduction

- 7.1 TNP provides an opportunity to describe the existing local character of Tasley and to identify key features which are valued by residents, and which contribute to their enjoyment of the area. Development proposals which respect existing built form through designs which reference local building styles in terms of detail, materials, height and scale etc and use opportunities to enhance local character, are more likely to be acceptable to local communities. At the same time appropriate and high-quality contemporary design responses which support climate change and sustainability objectives will be needed to ensure Tasley plays its part in securing a more sustainable future.
- 7.2 Tasley neighbourhood plan area has a largely rural character with several distinctive areas of development, ranging from the historic village core and church area to more modern, suburban layouts of housing development.

Policy TNP4 – Respecting Local Character and Delivering High Quality Contemporary Design

New development in Tasley must deliver high quality and sustainable design. To achieve this, development proposals will be expected to demonstrate that the scheme:

- 1) Respects the existing character of the parish by providing active frontages to streets and spaces and responding positively to nearby development in terms of density, garden space, enclosure and degree of set-back;
- 2) Is well integrated with its surroundings by reinforcing existing and creating new connections, whilst respecting local character and appearance;
- 3) Provides convenient, level and safe access to community services and facilities;
- 4) Has good access to public transport or otherwise helps reduce car dependency;
- 5) Creates a development with a locally inspired and distinctive character, complementing the existing character and local vernacular;
- 6) Respects and enhances local topography, landscape and water features, trees and plants, wildlife habitats and existing buildings and makes the most of site orientation and microclimate;
- 7) Uses buildings, landscaping, boundary treatments and planting to create attractive streets and spaces;
- 8) Takes advantage of and respects views into and out of sites (see Map 5: Views Plan on p43) in order to make the development easy to access and navigate through;

- 9) Provides streets that encourage low vehicle speeds, and which can function as safe, walkable social spaces and cycle ways;
- 10) Integrates car parking within buildings and landscaping so that it does not dominate the streets, and ensures where possible that car parking requirements can be accommodated on plot;
- 11) Clearly distinguishes between public and private spaces;
- 12) Provides convenient, well-screened storage space for communal bins, recycling and bicycles where storage facilities are visible from the street scene;
- 13) Is of an appropriate scale, massing and height in relation to the wider location and parish context and new buildings respect the privacy of existing dwellings;
- 14) Includes high quality and recycled materials which complement those used in the surrounding area;
- 15) Does not create unnecessary light pollution by having bright, permanently lit areas at night. Appropriate street lighting will be acceptable where it is designed to minimise light pollution;
- 16) Delivers full fibre optic connections to each property;
- 17) Provides measures of energy use reduction and the use of renewable energy in all new buildings, in accordance with Shropshire Local Plan policies;
- 18) Repurposes existing structurally sound and attractive buildings where possible; and
- 19) Applies the Sustainable Drainage Systems (SuDS) hierarchy and provides for the disposal of surface water to on-site soakaways where possible and uses permeable surfaces in hard landscaped areas and the collection and recycling of rainwater.

Policy TNP5 – Tasley Design Guide and Codes

New development in Tasley will be expected to have regard to the design principles and codes in Tasley Design Guide and Codes (Appendix 3 of Tasley Neighbourhood Plan). These are:

- NA1. The Code Areas;
- NA2. Character and Identity;
- NA3. Design response; and
- NA4. Built form.

In addition, where planning permission is required, proposals should incorporate the design principles and codes set out for each of the identified code areas.

- 1) In Code area 2: Tasley hamlet and Church Lane:

- Development must be rural in character, not suburban and have a lower density. Infill development and self-build plots should follow rural styles as set out in 4.3.2 Design principles; and
 - Density, block types, plot area range, building heights, setback and building line and building types should be in accordance with 4.3.3 Design codes: Tasley hamlet and Church Lane.
- 2) In Code area 3: The Leasowes, development should protect and enhance historic assets as set out in 4.4.2 Design principles.
- 3) In Code area 4: Outer suburbs:
- Extensions, conversions and alterations should respect the original design style and features of the area, and infill development should be well designed, sympathetic and respond to local character as set out in 4.5.2 Design principles; and
 - Density, block types, plot area range, building heights, setback and building line and building types should be in accordance with 4.5.3 Design codes: Outer suburbs.
- 4) In Code area 5: Tasley Gateway urban extension:
- Development should deliver a new neighbourhood with a strong sense of place that respects the existing settlement character (including Church Lane) and provide well-designed, high-quality housing that prioritises climate resilience and reducing emissions as set out in 4.6.2 Design principles; and
 - Uses, density, block types, storey heights, setback and building line and building types should be in accordance with 4.6.3 Design codes: Tasley gateway urban extension.
- 5) In Code area 6: Tasley Gateway employment:
- Development will be expected to deliver a variety of high-quality workspaces and minimise impacts on neighbouring uses and particularly residential areas as set out in 4.7.2 Design principles; and
 - Uses, storey heights and building types should be in accordance with 4.7.3 Design codes: Tasley Gateway employment.
- 6) In Code area 7: Rural:
- Small scale development and conversions of existing farmsteads in line with the most up to date adopted Shropshire Local Plan policies will be expected to incorporate the principles set out in 4.7.5 Design principles; and
 - Uses, building heights, building types should be in accordance with 4.8.1 Design codes: Small scale rural development.

Relevant TNP Objectives

Overall Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.

Objective 5: To protect and enhance the local character of our village and surrounding countryside.

Objective 8: To encourage standards of sustainable design that are above the minimum requirements to minimise impacts on the environment.

Objective 9: To avoid over-intensification of housing and other built development in what is essentially a rural parish.

Justification

- 7.3 Responses to public consultations have shown that there is local support for new homes to have off street parking and gardens and to be visually in keeping with the locality. There is also support for low rise homes, environmentally friendly homes, and homes built with modern materials and building methods.
- 7.4 The [Character Areas, Views, Landmarks & Gateways](#) document describes local character areas and identifies issues and opportunities for enhancement. [Tasley Design Guide and Codes](#) identifies and describes seven character areas within Tasley Neighbourhood Area. These different character areas are shown on Map 4 (p42), as well as landmark buildings and features and important views. The different character areas in Tasley neighbourhood plan area are:
- 1 Tasley hamlet and Church Lane
 - 2 Wenlock Road
 - 3 Tasley Park
 - 4 Wenlock Rise
 - 5 The Leasowes
 - 6 Future development sites and
 - 7 Open Countryside.
- 7.5 Some of these note issues related to the future development of sites.
- 7.6 Landmark buildings include the Church of St Peter and St Paul, the water tower and the aerial mast. Landmarks and important views are identified on Figure 23 Views Plan in Tasley Design Guide and Codes which is reproduced as Map 5 on p43. Because of the fall of contours at these locations, they each have extensive long-distance views of considerable value, for example, the view of the water tower (and the aerial) and potentially the church and its yew trees all indicate "arrival" in Tasley when driving, cycling or walking towards the parish from the west along the A458. There is a need to protect and enhance and ensure that these views are taken into consideration in any proposals for development within the width and much of the depth of these views.

- 7.7 TNP Policy TNP4 sets out how new development in Tasley should achieve good quality design, responding to local character and, where possible, taking opportunities to enhance the neighbourhood plan area by addressing the issues and opportunities identified in the Character Areas, Views, Landmarks and Gateways document. TNP Policy TNP5 refers to the relevant parts of Tasley Design Guide and Codes which sets out detailed design principles for built form in the neighbourhood area.
- 7.8 In addition, the Parish Council would like to see the local bus service extended to all major new housing developments and new developments designed to promote community integration.

Planning Policy

National planning policy aims to achieve well designed and beautiful places.

NPPF para 131 sets out that *‘the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.’* Para 132 goes on to say, *‘Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.’*

Relevant Shropshire Core Strategy Policies include:

CS3: The Market Towns and Other Key Centres, CS6: Sustainable Design and Development Principles and CS17: Environmental Networks.

Relevant SAMDev Policies include:

MD2 Sustainable Design.

Relevant Draft SLP Policies include the following:

SLP Policy SP5. High-Quality Design.

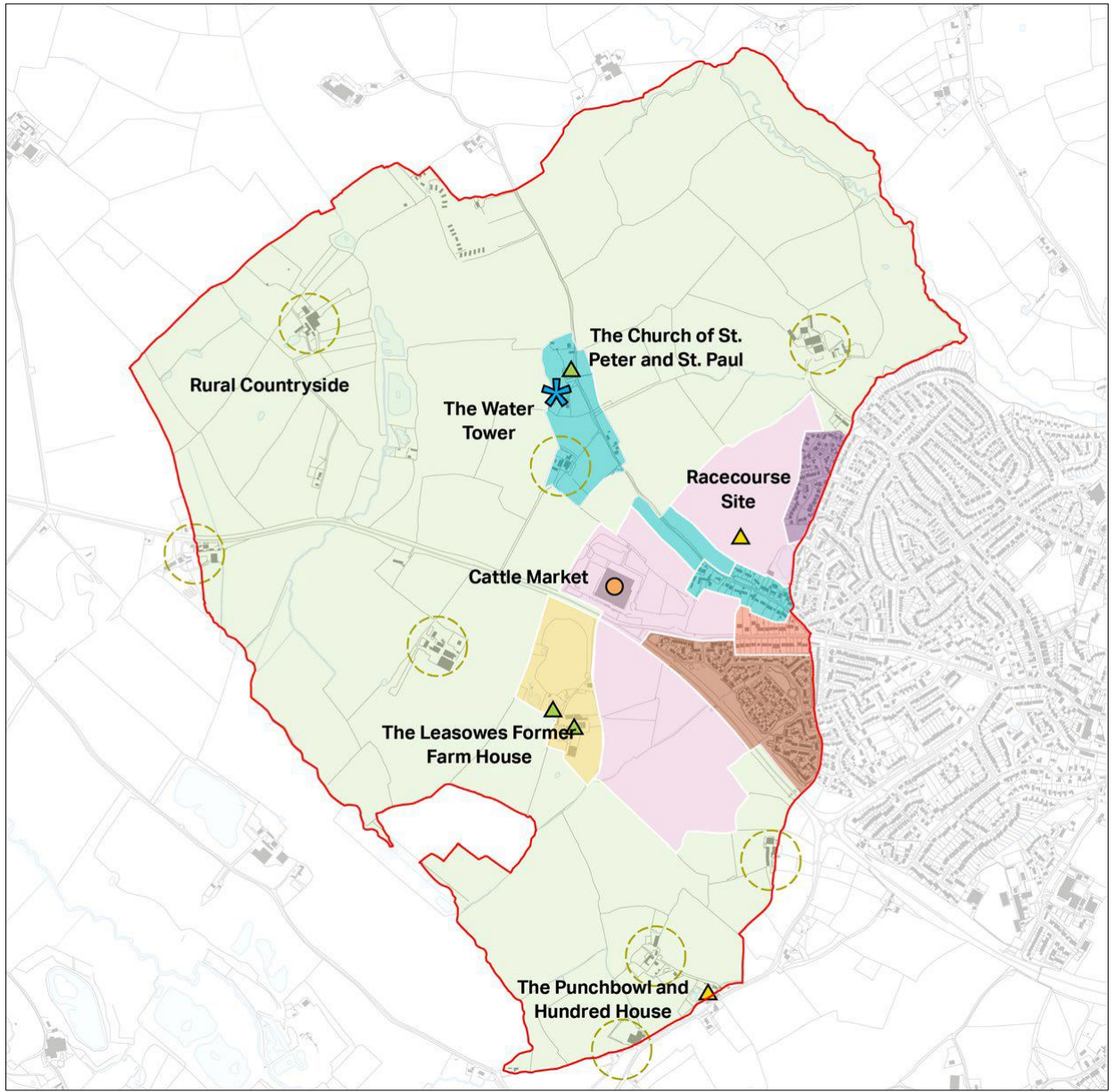
Bridgnorth Place Plan Area

S3.1. Development Strategy: Bridgnorth Principal Centre, S3.2. Community Hubs:

Bridgnorth Place Plan Area, S3.3. Community Clusters: Bridgnorth Place Plan Area

and S3.4. Wider Rural Area: Bridgnorth Place Plan Area.

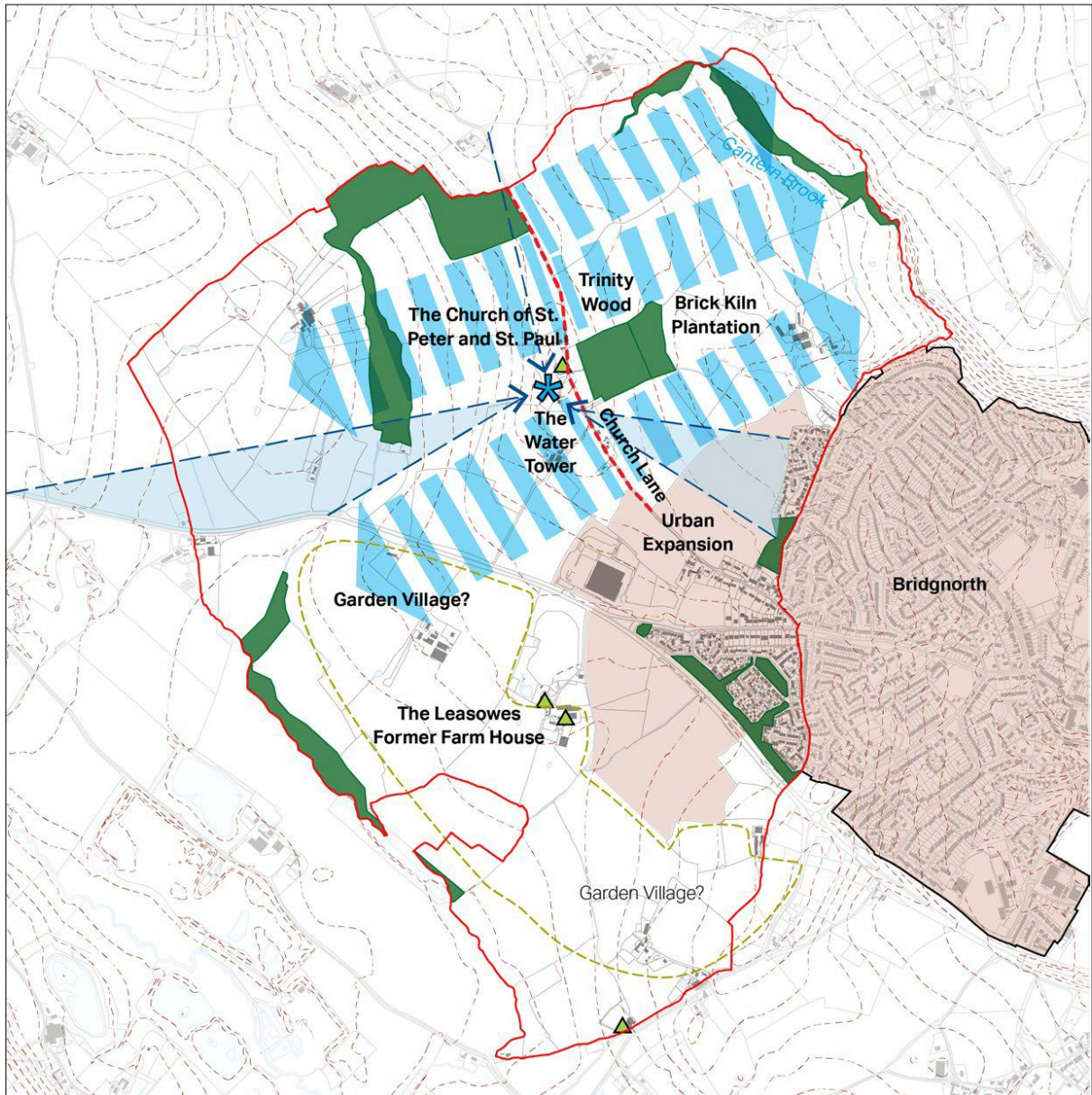
Map 4: Tasley Character Areas
 (From Tasley Design Guide and Codes Figure 29: Existing character areas plan)












Key

- Wenlock Rise
- Wenlock Road / Church Lane
- Tasley Park
- The Leasowes
- Tasley hamlet and Church Lane
- Permitted development (Tasley Gateway)
- Rural area
- ▲ Listed buildings
- ▲ Other historic sites or buildings
- ✳ Landmark
- Commercial development
- Farmsteads

Map 5: Views Plan
 (From Tasley Design Guide and Codes Figure 23: Views Plan)



Key

-  Views from an elevated position
-  View to landmark
-  Landmark
-  Urban area
-  Woodland/ Green infrastructure
-  Ridgetop lane with views
-  5m contours
-  Listed building
-  Potential site of the Tasley Garden Village development

8. Local Facilities and Community Energy

Introduction

- 8.1 Tasley Parish has several local community facilities which are well used and highly valued by residents and stakeholders.
- 8.2 Tasley Village Hall was originally built in 1926 by the Acton Estate so that the inhabitants of the Parish of Tasley could have a hall for their ‘physical and mental recreation’. It was formally leased to two Tasley men in 1937 to be held in trust for the community at a peppercorn rent of 1 shilling per year. A later document of Conveyance from 1945 shows that the building and land on which it is built was sold to the Lessees (the Tasley Rector Mr EA Toulouse and a Tasley farmer Mr J Jones) for £1, subject to the same usage conditions as specified in the original lease. The Deeds specify the purpose of the hall should be for “the physical and mental recreation and social moral and intellectual development through the medium of reading and recreation rooms, library lectures, classes, recreations and entertainments for the benefit of the inhabitants of the Parish of Tasley and its immediate vicinity without distinction of sex or political or religious or other opinions”. The Deeds also specify how to appoint a Managing Committee and how they should go about running the hall, including the occurrence of an Annual General Meeting. The Deeds are thus a combination of a Lease/Purchase and Governing Instrument.
- 8.3 The hall was registered with the Land Registry in 2023 in the names of four of the present trustees but is now in the process of being transferred to the Charity Commission Official Custodian (so that the names of the trustees do not have to be updated each time they change).



Tasley Village Hall

- 8.4 Tasley Village Hall is looked after by a Management Committee and has been well maintained over the years. The walls of the main hall were insulated and dry-lined in 2009 and a toilet suitable for the disabled was added in 2011. Most recently, in 2024, the ceiling of the main hall has been insulated and repainted and the old fluorescent lighting has been replaced with LED lighting, both refurbishments aiming to reduce energy use.
- 8.5 Policy TNP7 provides an opportunity to set out a supportive planning framework for investment and improvements in local community facilities over the plan period.

New Cemetery

Policy TNP6 – New Cemetery

Proposals for new burial grounds in the Parish will be supported provided they are:

- 1) Easily accessible by walking and cycling and located close or adjacent to the existing churchyards or proposed new development areas; and
- 2) Local residential amenity is protected.

Proposed burial grounds should be located where there are no burials into standing water and informed by an appropriate risk assessment in line with the Government's [Guidance Cemeteries and burials: groundwater risk assessments](#) or later guidance.

Relevant TNP Objectives

Overall Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.

Objective 6: To provide facilities, services and opportunities that promote health and wellbeing to enable local people to thrive and our communities to flourish.

Justification

- 8.6 The original churchyard adjacent to the church of St Peter and St Paul was closed in 2021 as it was full and could not accommodate new burials. It is now only used for burials or the internment of cremated remains of family members in existing graves. Shropshire Council is responsible for the maintenance of this site.
- 8.7 There is an additional new churchyard and cemetery opposite the church gate on the other side of Church Lane, known as the New Churchyard. This cemetery is consecrated ground and is owned by the church. The field between the new

cemetery and the main entrance to the woods was part of the gift to the church when they were given the land for the new cemetery. That field is sown with wildflower seeds and is just cut once a year just now, but the idea was that it could also be used for a cemetery in the future. So Tasley may have enough cemetery space for quite some years.

- 8.8 Future development will increase local demand for cemetery provision including within the Parish of Tasley and in Bridgnorth Town Cemetery, which is estimated to have around 50 years' capacity.
- 8.9 The Parish Council will work with landowners and local churches to bring forward suitable sites for new burial grounds to increase local capacity. Further work will be required to consider feasibility and to identify funding sources to support the acquisition of sites.

Planning Policy

NPPF paragraph 98 sets out *'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.'*

Relevant Shropshire Core Strategy Policies include:

CS8 : Facilities, Services and Infrastructure Provision

Relevant SAMDev Policies include:

MD8 Infrastructure Provision

Relevant Draft SLP Policies include the following:

DP25. Infrastructure Provision

Bridgnorth Place Plan Area

S3.1. Development Strategy: Bridgnorth Principal Centre, S3.2. Community Hubs: Bridgnorth Place Plan Area, S3.3. Community Clusters: Bridgnorth Place Plan Area and S3.4. Wider Rural Area: Bridgnorth Place Plan Area.

Tasley Village Hall and New Local Community Centre

Policy TNP7 – Community Facilities

Proposals to improve facilities at Tasley Village Hall will be supported to help ensure the changing needs of the population are provided for in the short term. Suitable uses for the existing hall should a new community hall be built could include for example a local museum, tearoom or enhanced community space.

The proposals for a new community hall as part of major development proposals scheme will be expected to:

- 1) Complement existing community facilities provided at Tasley Village Hall and in Bridgnorth and other nearby parishes; and
- 2) Be accessible to local communities from across the Parish of Tasley by walking and cycling and provide suitable and secure cycle and car parking with EV charge points; and
- 3) Provide a range of facilities including a kitchen, meeting rooms, office, toilets, flexible spaces, café, indoor play area and garden with outdoor play area; and
- 4) Be of a sustainable, high-quality design with energy provided from an onsite renewable energy source.

Relevant TNP Objectives

Overall Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.

Objective 6: To provide facilities, services and opportunities that promote health and wellbeing to enable local people to thrive and our communities to flourish.

Justification

8.10 Tasley Village Hall (also known as Tasley Parish Room) was built in 1926 as a memorial for those killed in World War I. Tasley Village Hall has served the existing community and is in regular use for meetings, classes and group events such as the local Parkinsons support group, baby sensory meetings, art classes, Parish Council meetings, Flicks in the Sticks and private functions.

8.11 The main hall is 10 by 5 metres (32 by 16 feet) and is equipped with chairs and tables (i.e. card tables and folding tables) suitable for seating groups 4/6/8 people, can host events up to a total of 60 people and has a license for live or recorded music. The hall does not have a license for the sale of alcohol. There is a small kitchen. Toilet facilities (including a toilet suitable for the disabled) are available. A

baby changing table is also available. There is a limited area for car parking (maximum 6 cars).

- 8.12 The size and facilities offered within the existing village hall will not meet the needs of the growing community associated with future growth. To encourage community cohesion and connection a community centre is vital when offering space and facilities for residents to develop group activities and the opportunity to connect with each other. The facility must also respond to a range of age groups.
- 8.13 To help ensure the changing needs of the local community are met the proposal is to retain the existing Village Hall as a temporary measure, in response to the additional demands made by the residential development at Tasley Gateway. Then if significant residential development takes place in the neighbourhood plan area a larger community centre would be required to respond to the increased population within the community.
- 8.14 TNP Policy TNP7 Community Facilities sets out a flexible approach to support both short and medium to long term improvements in community hall provision in Tasley Parish.

Planning Policy

NPPF

Paragraph 98 advises that *‘to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.’*

Relevant Shropshire Core Strategy Policies include:

CS8 : Facilities, Services and Infrastructure Provision

Relevant SAMDev Policies include:

MD8 Infrastructure Provision

Relevant Draft SLP Policies include the following:

SLP Policy SP6. Health and Wellbeing, DP25. Infrastructure Provision

Bridgnorth Place Plan Area

S3.1. Development Strategy: Bridgnorth Principal Centre, S3.2. Community Hubs:

Bridgnorth Place Plan Area, S3.3. Community Clusters: Bridgnorth Place Plan Area and S3.4. Wider Rural Area: Bridgnorth Place Plan Area.

Low Carbon Community Energy

Policy TNP8 – Community Energy Schemes

Small scale community-led renewable energy schemes for resident and business use will be supported where the proposal will not have a significant adverse impact on the local landscape character and any adverse impacts are avoided or suitably mitigated by siting, design and landscaping.

Relevant TNP Objectives

Overall Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.

Objective 6: To provide facilities, services and opportunities that promote health and wellbeing to enable local people to thrive and our communities to flourish.

Justification

- 8.15 The responses to community consultations show that there is interest in promoting renewable energy schemes including solar panels, air and ground source heat pumps, and to a lesser extent wind turbines.
- 8.16 Small scale community led renewable energy schemes can help to improve security of energy supply and often provide an income stream to support other community projects. Community energy projects have an emphasis on local engagement, local leadership and control and the local community benefiting collectively from the outcomes by owning the energy generating project. Low or zero carbon technologies include solar photovoltaic (PV) panels, wind turbines or hydroelectric generation.
- 8.17 TNP Policy TNP8 - Community Energy Schemes supports future suitable community led low carbon energy schemes, subject to avoiding adverse impacts on local landscape character.

Planning Policy

NPPF paragraph 161 notes that the planning system should support the transition to a low carbon future in a changing climate. Para 168 b) local planning authorities *‘should recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions.’*

Relevant Shropshire Core Strategy Policies include:

CS3: The Market Towns and Other Key Centres, CS6: Sustainable Design and Development Principles, CS8: Facilities, Services and Infrastructure Provision and CS9: Infrastructure Contributions.

Relevant SAMDev Policies include:

MD2: Sustainable Design, MD8: Infrastructure Provision and S3: Bridgnorth Area.

Relevant Draft SLP Policies include the following:

SP3. Climate Change and SP6. Health and Wellbeing. Bridgnorth Place Plan Area
S3.1. Development Strategy: Bridgnorth Principal Centre, S3.2. Community Hubs: Bridgnorth Place Plan Area. S3.3. Community Clusters: Bridgnorth Place Plan Area and S3.4. Wider Rural Area: Bridgnorth Place Plan Area.

9. New Housing and Employment

Introduction

- 9.1 TNP provides an opportunity for local residents and stakeholders to have a say in the development of local housing and employment facilities to help ensure proposals are responsive to local needs and requirements.

Housing Mix

- 9.2 The responses to the community survey provided information about the types of housing local residents and stakeholders would like to see in the area.
- 9.3 Policy TNP9 provides a local planning policy which identifies the up-to-date preferences for different types of housing in the area following recent consultation with Tasley residents and local stakeholders.

Policy TNP9 – Residential Mix

Development proposals for new housing will contribute to a suitable and sustainable mix of house types, sizes and tenures to meet local needs. In particular major housing schemes should include the following:

- 1) Small family homes (up to 3 bedrooms);
- 2) Bungalows;
- 3) Flats;
- 4) Adapted homes suitable for older people and people with disabilities;
- 5) Larger family homes (4 bedrooms or more); and
- 6) Homes which support working from home with separate or integrated flexible workspace.

Affordable housing will be provided in accordance with policies set out in the most up to date adopted Shropshire Local Development Plan.

Wherever possible, new housing should include private garden areas and outside space to support relaxation, exercise and opportunities for growing food on good quality soil.

Major housing developments will be expected to provide well thought out, vibrant and welcoming retirement and assisted living accommodation with specialist housing close to facilities such as a library and IT suite, fitness suite, cafe, community hall and medical consulting rooms, which will be open to the wider community.

Relevant TNP Objectives

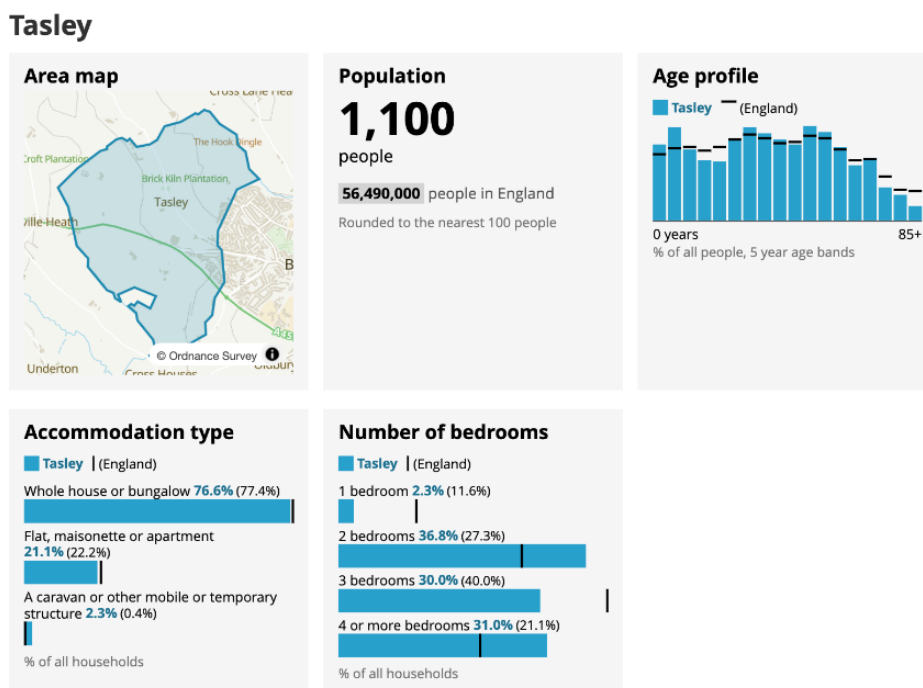
Overall Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.

Objective 7: To ensure that housing developments in our area take account of local needs in terms of dwelling mix and affordability across all groups.

Justification

- 9.4 Strategic housing needs are set out in the [Shropshire Council Strategic Housing Market Assessment Report March 2020](#) . This is the most up to date HNA at the time of writing (March 2026).
- 9.5 Census 2021 figures³ show that there are significantly higher proportions of children (up to 9 years old) and adults (27 years – 44 years) in the Tasley Neighbourhood Plan area, than in Shropshire as a whole. Tasley has proportionately fewer 1-bedroom and 3-bedroom dwellings and a higher proportion of 2-bedroom and 4-bedroom properties – see Figure 1: Extracts from Census 2021, Tasley Parish.

Figure 1: Extracts from Census 2021, Tasley Parish



Source: Office for National Statistics - Census 2021

³ See <https://www.ons.gov.uk/visualisations/customprofiles/build/>

- 9.6 Community consultation responses show local support for a range of house types and sizes, with the highest levels of support for small family homes, bungalows, adapted homes for older and disabled people, homes with gardens and Eco homes.
- 9.7 Although Tasley Parish Council has not commissioned a Parish Housing Needs Survey as part of the evidence base for TNP, Policy TNP9 proposes house types and sizes which were supported in informal consultations undertaken as part of the Plan’s preparation.

Planning Policy

NPPF para 82 advises that *‘in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs including proposals for community-led development for housing.’*

Relevant Shropshire Core Strategy Policies include:

CS3: The Market Towns and Other Key Centres, CS10: Managed Release of Housing Land, CS11: Type and Affordability of Housing.

Relevant SAMDev Policies include:

MD1 Scale and Distribution of Development, MD3 Delivery of Housing Development and S3: Bridgnorth Area.

Relevant Draft SLP Policies include:

SP13. Delivering Sustainable Economic Growth and Enterprise, DP1. Residential Mix.

Bridgnorth Place Plan Area

S3.1. Development Strategy: Bridgnorth Principal Centre, S3.2. Community Hubs: Bridgnorth Place Plan Area, S3.3. Community Clusters: Bridgnorth Place Plan Area, S3.4. Wider Rural Area: Bridgnorth Place Plan Area.

Local Employment

Policy TNP10 – Employment Development

Proposals for new employment development should include one or more of the following types of business units to support sustainable local employment opportunities in Tasley:

- Low-cost units and workshops suitable for new startup businesses and local artisan enterprises; and
- Shared office and workspace premises as part of new business hubs.

Employment proposals should be located close to bus stops and support walking and cycling by including links to existing PROW and providing secure and covered cycle stands. All business units will be expected to incorporate high standards of sustainable design and incorporate infrastructure to accommodate up to date and high-speed communications technologies. New employment development should also include appropriate landscaping and robust perimeter visual screening, particularly when viewed from the A458 and Wenlock Road.

Relevant TNP Objectives

Overall Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.

Objective 6: To provide facilities, services and opportunities that promote health and wellbeing to enable local people to thrive and our communities to flourish.

9.8 Businesses at the Livestock Market site include the following:

- Nock Deighton Agricultural LLP;
- NFU Mutual;
- Smallman Hall Classic Cars;
- Bennets Car Parts;
- Bridgnorth Farm and Garden Machinery;
- Bridgnorth Windows; and
- Bridgnorth Kitchen and Bathrooms.

9.9 The 2021 Census showed that a higher proportion of Tasley's residents were economically active than in Shropshire as a whole (68.0% were in employment compared to 56.0% across the County) and slightly higher proportions were managers, directors and senior officials (14.4% compared to 13.9% in Shropshire), had professional occupations (19.7% compared to 17.6%) and had associate professional and technical occupations (12.6% compared to 12.2%).

- 9.10 Responses to community consultations have showed that only a small number of respondents run businesses based in the Parish and in terms of commuting, respondents are most likely to travel to Bridgnorth, followed by Telford, Shrewsbury, Wolverhampton and Stourbridge. Some respondents work from home and this was notable in the 2021 Census results (although the Covid-19 pandemic was known to skew these statistics). There is local support for startup units and workshops but also interest in shared workspace and additional workspace at existing premises. Business units should be sustainably designed and have good access to the internet and mobile phone network. Consultees support a range of business types including shops, a children’s nursery, workshops and a garden centre.
- 9.11 TNP Policy TNP10 supports the types of employment development that local residents and stakeholders would like to see in the area.

Planning Policy

The NPPF supports a prosperous rural economy. Para 88 sets out that *‘planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside...’*

Relevant Shropshire Core Strategy Policies include:

CS3: The Market Towns and Other Key Centres, CS13: Economic Development, Enterprise and Employment and CS14: Managed Release of Employment Land.

Relevant SAMDev Policies include:

MD4 Managing Employment Development and S3: Bridgnorth Area.

Relevant Draft SLP Policies include:

SP13. Delivering Sustainable Economic Growth and Enterprise, DP1. Residential Mix.

Bridgnorth Place Plan Area

S3.1. Development Strategy: Bridgnorth Principal Centre, S3.2. Community Hubs:

Bridgnorth Place Plan Area, S3.3. Community Clusters: Bridgnorth Place Plan Area,

S3.4. Wider Rural Area: Bridgnorth Place Plan Area.

10. Next Steps

- 10.1 Following a further 6 weeks' consultation by Shropshire Council, TNP will proceed to independent examination and then finally it will be subjected to a local referendum.
- 10.2 A majority Yes vote (50% of turnout plus 1) will mean that Tasley Neighbourhood Plan will be made (adopted) by Shropshire Council and used to help determine planning applications in the neighbourhood plan area.

11. Appendices

Appendix 1: Community Aspirations and Parish Council Actions

1. CIL monies draft wish list

Priority 1

- Multi-use games area.
- Swift and bat box scheme on the water tower.
- Community green energy scheme.
- Repair and improve footpaths, including stiles and signs.
- Community hall and ongoing maintenance. (Note – TPC felt this should be provided by the developer and not by the parish's CIL)
- Street lighting for Church Lane. (Note – TPC felt this should be provided as part of the Gateway development)
- Bench seating in Trinity wood/Brick Kiln.
- Additional dog poo bins and ongoing maintenance.

Priority 2

- Develop Tasley Village Hall as a local amenity- heritage centre, café and ongoing management.

Priority 3

- Allotments (minimum of 20 plots), with water supply and parking.
- Future proofing fibre broadband. (Note – National/local government/developer should provide)

Priority 4

- Heritage information signs.

Priority 5

- Additional litter bins and ongoing maintenance.

Priority 6

- Community composting sites and ongoing management.

Priority 7

- Grit boxes. (Note – TPC felt this should be a local government responsibility)

Priority 8

- Additional carparking on Wenlock Rise estate. (TPC felt this could be covered by SC)
- Cemetery land. (TPC believes the church already owes additional land).

2. Community Hall draft wish list

- 1 large hall with flexible space.
- Car parking and electric car chargers.
- Secure cycle parking.
- Kitchen.
- Meeting rooms and office.
- Accessible toilets with changing, etc.
- Renewable energy/net zero.
- Café with secure indoor play area and equipment.
- Garden space with play area and equipment.
- Ongoing maintenance.
- Secure storage for hall/users equipment.

3. Proposed Improvements to Walking and Cycling

Tasley Parish Council will work with partners and seek funding to maintain, improve and restore PROW in the neighbourhood area, as set out below.

A survey of all the footpaths in Tasley Parish in the spring of 2023 showed that some paths are well maintained, well signposted and heavily used, while others are poorly maintained and very poorly signposted. The accessibility of all the paths in the north and south areas of Tasley Parish are shown in Figures A and B. A number of stiles, gates and signposts are in very poor condition or missing. There are also two paths which are completely blocked (Figure A). These two footpaths run from the end of Church Lane close to Tasley Church back down to the A458. They are therefore likely to be walking links from the A458 up to Tasley Church, Trinity Wood, Brick Kiln Plantation and the Woodlands Fishing Pools. Thus, reinstatement of these paths should be a priority.

Figures C and D show additional labelling to identify all the footpaths and they should be read along with Table 1 which describes the signposting and level of maintenance required for all signage, paths, stiles, gates, etc to bring all footpaths up to a good standard.

Figure A: Tasley Parish North footpaths showing accessibility of the paths (solid purple line is Tasley Parish boundary).

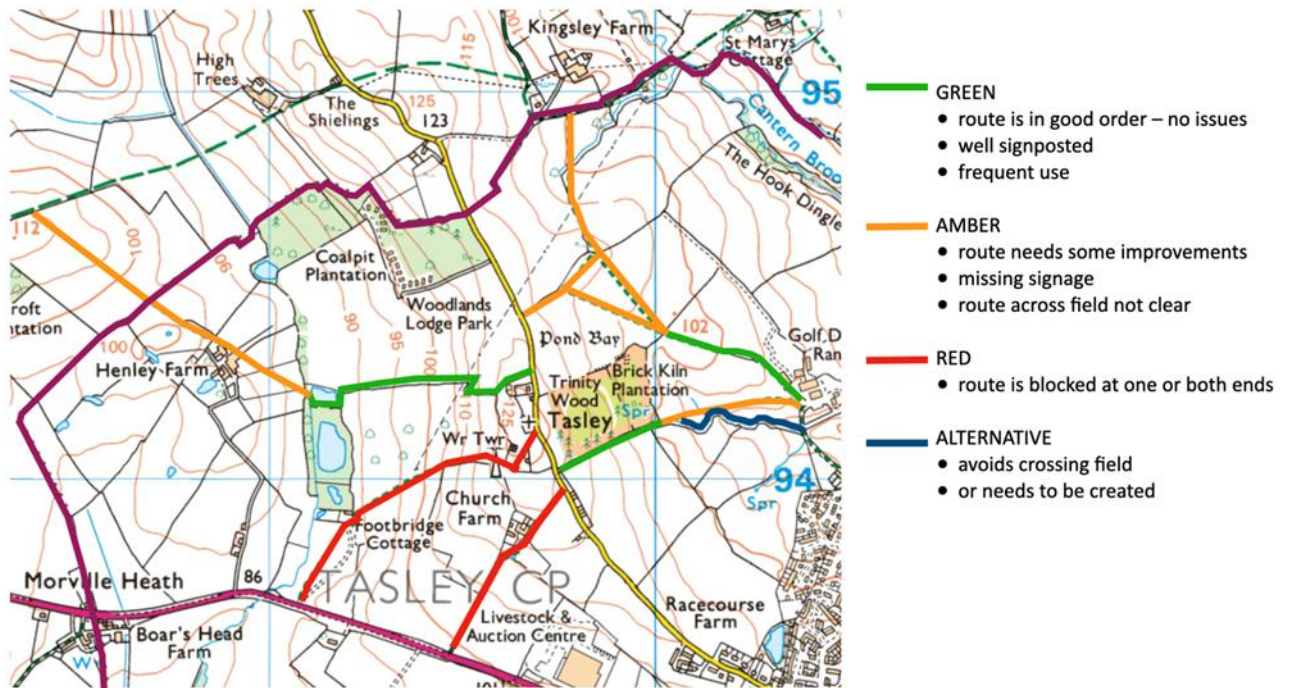


Figure B: Tasley Parish South footpaths showing accessibility of the paths (solid purple line is Tasley Parish boundary).



Figure C: Tasley Parish North footpaths with detail to allow identification of path conditions listed in Table 1.

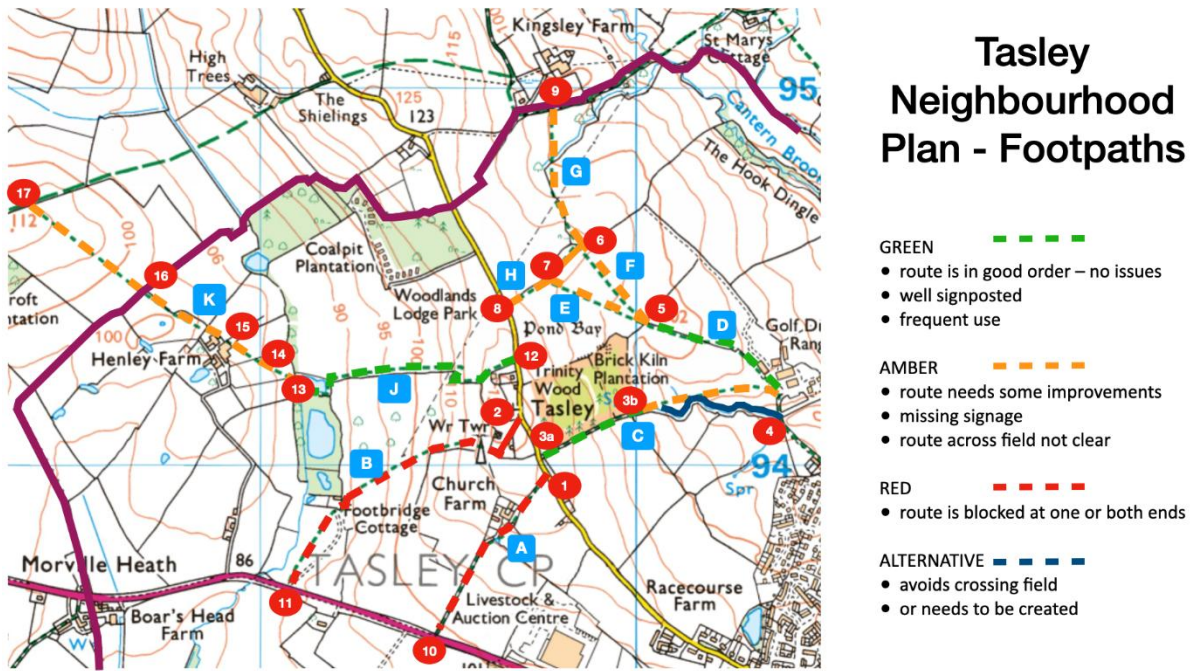


Figure D: Tasley Parish South footpaths with detail to allow identification of path conditions listed in Table 1.

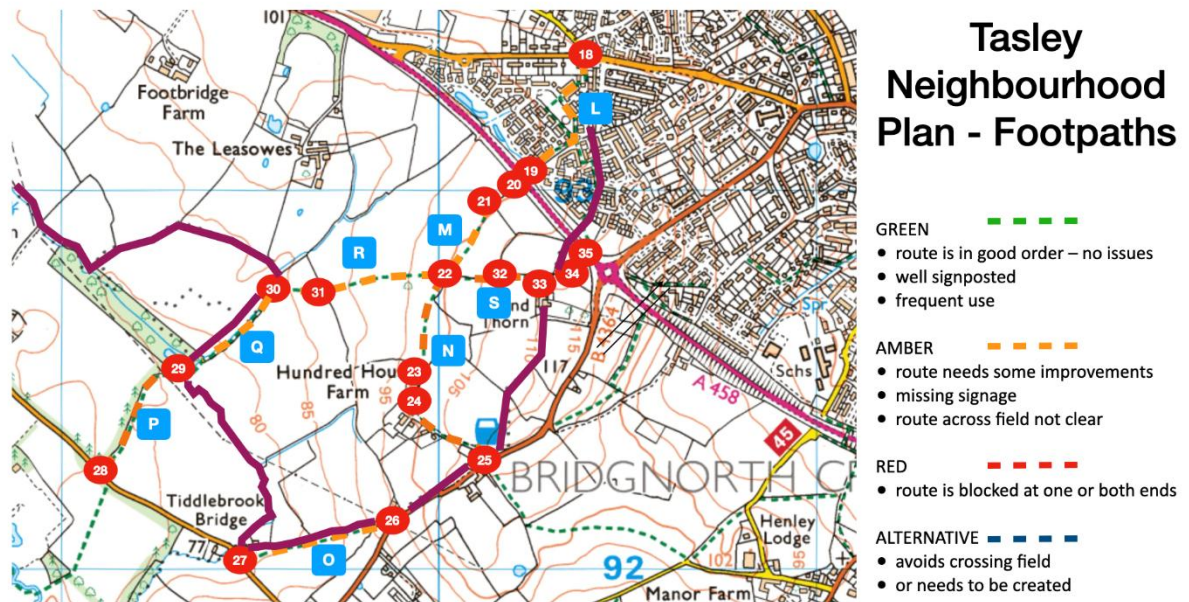


Table 1					
Tasley Neighbourhood Plan - Footpaths					
Footpath Label	Start point	End point	End point 2	Condition	Comments
A	1	10		Blocked	At point 1, the gate to Church Farm is locked and there are no footpath signs. At point 10, there is a very overgrown gate and no footpath signs. This path is completely blocked.
B	2	11		Blocked	According to the OS map, the footpath should go down the drive of Keeper's Cottage, into the field and across several fields to the Shrewsbury main road. The Keeper's Cottage drive has a Private sign on it and there are no footpath signs. At point 11 on the Shrewsbury road, there are no footpath signs. The fields that the path should cross have all been ploughed over with no indication of any footpaths. This path is completely blocked.
C	3a	4	Point 3b between	Good/needs improvement	There is no sign to this footpath at point 3a where it leaves Church Lane. However, this path is widely known and used a lot as it leads into the Trinity Wood and/or Brick Kiln Plantation which are very popular with walkers (often those with dogs). There is a stile in good condition at point 3b (and a gap in the fence). From 3a to point 4, the footpath is meant to cross the field. The field has been fully ploughed but users simply walk along the edge of the field instead. At point 4 there are an old gate, a gap in the fence and no footpath signs.
D	4	5		Good	There are no footpath signs at point 4 but as the footpath follows the edge of the field up to point 5, it is easy to follow. There is a stile in reasonable condition at point 5, but no footpath signs.

E	5	7		Needs improvement	There is a stile in reasonable condition at point 5 but no footpath signs so no indication of the direction of the footpaths through the field. The field has been fully ploughed over. There is nothing in the hedge to indicate where point 7 is (only found by tracking on OS maps app on smart phone).
F	5	6		Needs improvement	There is a stile in reasonable condition at point 5 but no footpath way markings. The field has been ploughed over and it is not obvious where the footpath is. There is a stile in the hedge at point 6 but it is completely overgrown and not in use. However, there is also a gap in the hedge slightly further to the east. The overgrown stile does have some footpath markings if you look carefully through the undergrowth.
G	6	9		Needs improvement	There is a stile in the hedge at point 6 but it is completely overgrown and not in use. However, there is also a gap in the hedge slightly further to the east. The overgrown stile does have some footpath markings if you look carefully through the undergrowth. The field between points 6 and 9 has been fully ploughed. It is possible to see the likely position of point 9 from point 6, thus letting the user cross the field in approximately the correct direction of the footpath. At point 9 there is a small footbridge and a stile to exit the field into the camping field at Kingsley Farm. The way marker post has fallen over (rotted at its base).
H	7	8		Needs improvement	There is nothing in the hedge to indicate where point 7 is (only found by tracking on OS maps app on smart phone). The footpath to point 8 is along the line of the hedge so it is easy to follow. There are no footpath signs at point 8 where the path joins the lane.

J	12	13		Good	There is a well marked kissing gate at point 12 which is the start of the very popular walk down to the pools. This section of the path is very well used and easy to navigate, simply along the edge of the field. Most users walk around the pools and back up to point 12.
K	13	17	Points 14, 15 and 16 between	Needs improvement	There is a footbridge and a stile at point 13. They are in reasonable condition. There is a footpath marker indicating the direction to take once over the stile. The fields in progressing from point 13 have many electric fences, most of which have small sections with insulation to allow walkers to pass safely. However, there are a number of points where there is no insulation and walkers have to duck though between the electrified lines and hope that they do not accidentally touch them. The last section, 16 to 17 is outside the parish but has been included as it lets the walkers join up to the path from The Shielings to the Croft and further onto the lane.
L	18	19		Good/needs improvement	The footpath is well signposted from Wenlock Road but there is no signposting at all once you are in the Wenlock Rise estate. Some extra footpath signs within the housing estate would make it easier to find the stile leading out of the estate and up onto the bypass. The trees/bushes have been cut back on the housing side at this stile but there are some sharp branches about eye height that could pose a risk for walkers approaching the stile from that side. Once over the stile there is a path going both left and right but no signpost to say which way leads to the bypass. (In fact turn right and up the bank to the bypass so that you end up directly opposite the footpath on the other side.) There is no crossing so walkers must take care as the traffic can be travelling very fast. There is also no

					warning for drivers that walkers may be crossing.
M	20	22	Point 21 between	Needs improvement	There is a clear sign at the side of the bypass giving the direction to the stile into the field. The stile is in good condition but has no footpath sign on it showing the direction of the path in the field. Initially you walk along the left hand edge of the field to point 21. From there you are meant to go diagonally across the field but there is no footpath sign to show the direction. The field has also been fully ploughed and there is a grain crop growing.
N	22	25	Points 23, 24 between	Needs improvement	Point 22 is where two footpaths cross. There is a narrow bridge (a railway sleeper) allowing the walker to cross the ditch to reach a stile over the fence to return in the direction of Bridgnorth. There are no footpath signs for the paths in the other directions (approximately south towards the Hundred House Farm and approximately west towards Bridgwalton Farm, both paths crossing the ploughed field full of a grain crop). We chose the southwards direction and found a footpath sign at point 23 on a fence to be climbed (not a stile but a sturdy section of fence) where the direction of the next section of the footpath to point 24 was clearly given. If walking in the opposite direction back towards point 22 from point 23, then there is a footpath sign indicating the direction to be taken across the field. At point 24 there is another stile in good condition with a footpath direction

					clearly given. It goes through the yard of the farm house then left along the farm track up to the Punch Bowl pub at point 25.
0	25	27	Point 26 between	Needs improvement	There is no footpath sign at point 25 at the farm track beside the Punch Bowl. On the other side of the road where there is an overgrown kissing gate onto a further footpath, there is a footpath sign lying among the vegetation which should indicate the direction of both footpaths but it has rotted off at ground level and is lying where it is not easy to see. The section between points 25 and 26 is not footpath but simply the verge of the busy Ludlow road. The verge is narrow and it is not a pleasant walk with all the cars passing. At Point 26 the footpath starts again and veers away from the road. It is well signposted and leads shortly to a well maintained kissing gate into a manege with lots of horses separated by electric fences. The woman with the horses assured us that the fences were not actually switched on and it was fine to step through or step over them. There was another kissing gate at point 27 and the vegetation around it had been well cleared to let the walkers out onto the lane. This section of footpath is on the boundary of Tasley Parish.

P	28	29		Needs improvement	The walk up the lane to point 28 and the footpath section from point 28 to point 29 is outside Tasley Parish but is very likely to be used by walkers wanting to do a circular walk. It has therefore been included in this summary. The field had been fully ploughed but it was possible to follow some tractor tracks across the crop from point 28 almost as far as point 29 where the walker crosses into the next field and is back within the parish again. There is no signage at point 29. OS map/app was needed to know where to walk from here.
Q	29	30		Needs improvement	No signage at point 29 but the OS map indicated the path runs alongside the hedge/fence as far as point 30 where it then crosses the field towards point 31.
R	30	22	Point 31 between	Needs improvement	At point 30 there was a broken footpath fingerpost propped up against a tree (rotted off at the base again). It was not aligned correctly and so the OS map/app was needed to identify the direction of the path across the field towards point 31. Around point 31 there was a gap in the hedge but no footpath signs at all. The path from point 31 to point 22 goes straight across the field in an approximate eastwards direction. OS map/app was needed to get the direction of the path. The field was fully ploughed with a grain crop in place.

S	22	35	Points 32, 33, 34 between	Needs improvement	<p>At point 22 there is a narrow bridge (a railway sleeper) allowing the walker to cross the ditch to reach a stile over the fence to return in the direction of Bridgnorth. The path goes straight across a field to point 32 where there are two step-over type fence crossings, not stiles but with a small post to stand on on both sides (not easy for anyone who is not fairly agile). There are no footpath direction signs in either direction at this point. The path goes along the fence line to point 33 where there is a well maintained stile over the next fence. Again there are no footpath direction signs but the next fence crossing at point 34 can be seen from point 33. At point 34 there are clear footpath direction signs for both directions. At point 35 there is a well maintained stile. There is no footpath direction pointer if walking towards Bridgnorth but there is a clear sign when walking away from Bridgnorth. Crossing this stile brings the walker out onto the bypass where there is a footpath fingerpost visible from the road. The walker then has to cross the bypass to climb the stile into the Kingfisher Rise estate. The place where you cross the bypass is fairly close to the roundabout at the Ludlow road and cars coming up the bypass or from the Ludlow direction often drive fast off the roundabout and cannot be seen until they are close to the crossing. There are no signs warning drivers that there may be walkers crossing. The last section of footpath S from point 33 to 35 is outside the Tasley Parish boundary.</p>
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4. Church Lane Speed Limit

Tasley Parish Council will seek a 30mph speed limit on Church Lane up to and beyond the church. Church Lane will be closed later in the Tasley Gateway development.

Appendix 2: Local Green Spaces

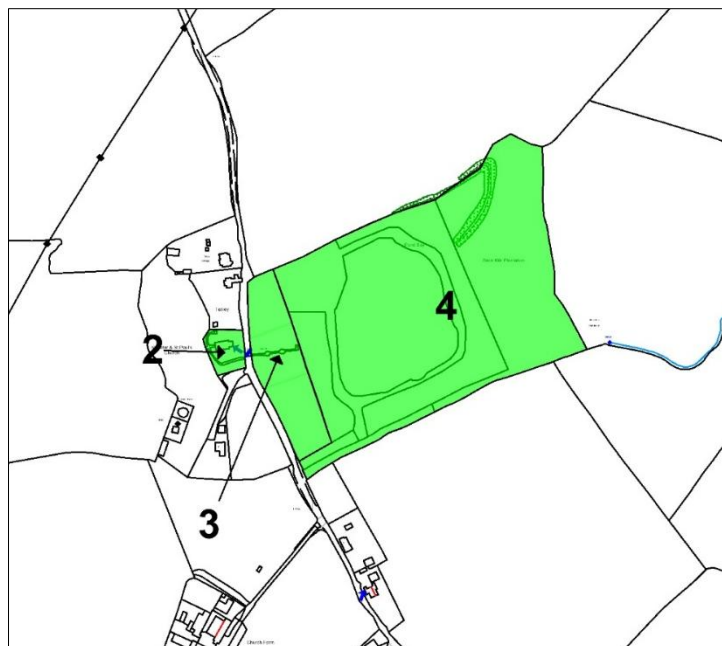
Location

Map 6: Tasley Nature Zone off Cleve View Road (LGS1)



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Map 7: St Peter and St Paul Church Grounds (LGS2), Tasley Cemetery (LGS3) and Trinity Wood and Brick Kiln Plantation (LGS4)



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**Map 8: Wenlock Rise Central Green with Play Area (LGS5) and
Wenlock Rise Natural Area (LGS6)**



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Table 1: Local Green Spaces

1. Tasley Nature Zone off Clee View Road



<p>a) in reasonably close proximity to the community it serves;</p>	<p>Tasley Parish Council owns this area of land between Fairfield, on the Tasley Park Estate and Clee View Road in Bridgnorth. Tasley Nature Zone is very close to these local residential communities.</p>
<p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p>	<p>The Nature Zone has recreational value and local wildlife importance. The land is maintained as an informal amenity area and nature reserve, where a profusion of flora and fauna thrive. An informal footpath links Fairfield and Clee View Road and provides a pleasant walk between Tasley and Bridgnorth. The land is maintained by Tasley Parish Council with the invaluable assistance of Bridgnorth Town Council, who have recently improved the path, and the efforts of volunteers. Trees and shrubs include oak, birch, silver birch, horse chestnut, acer, damson, holly, yew, broom, honeysuckle, ferns and teasle. Wildlife includes voles, fieldmice, foxes and protected species and bat boxes are provided. The site is often visited by the usual garden birds and herons, geese and mallards from the adjoining privately owned lakes, and curlews have nested there.</p>
<p>c) local in character and is not an extensive tract of land.</p>	<p>Tasley Nature Zone is a small (3.4 ha) contained space of woodland.</p>

2. St Peter and St Paul Church Grounds



<p>a) in reasonably close proximity to the community it serves;</p>	<p>The site is located within easy walking distance of local residential communities via a well-used walking route into the countryside along Church Lane</p>
<p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p>	<p>Both the St Peter and St Paul Church Grounds and the recently created Tasley Cemetery (see below) are important green spaces for the whole community. The gates to both sites are always open to the public and the areas both have clear and demonstrable value. The sites are well looked after and are frequently used for remembering relatives or just walking in a peaceful and contemplative environment.</p> <p>The sites are highly valued for their tranquility, richness in wildlife, and are used on a regular basis, often for informal exercise and relaxation, particularly as there is direct access from Tasley Cemetery to Trinity Woods and Brick Kiln Plantation.</p> <p>The church grounds have historic significance, forming part of the setting of the Grade II Listed Building – St Peter and St Paul Church.</p>
<p>c) local in character and is not an extensive tract of land.</p>	<p>St Peter and St Paul Church Grounds is a small (1.42 ha) contained space demarcated by walls and hedges, and the majority of use is by the local community.</p>

3. Tasley Cemetery



<p>a) in reasonably close proximity to the community it serves;</p>	<p>The site is located within easy walking distance of local residential communities via a well-used walking route into the countryside along Church Lane</p>
<p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p>	<p>The recently created Tasley Cemetery covers a small area (6.32 ha). The burial to cremation ratio is around 1:10 and the church estimates that there is sufficient space for the existing population based on current use ‘for at least the next 50 years.’</p> <p>Both Tasley Cemetery and St Peter and St Paul Church Grounds (see above) are important green spaces for the whole community. The gates to both sites are always open to the public and the areas both have clear and demonstrable value. The sites are well looked after and are frequently used for remembering relatives or just walking in a peaceful and contemplative environment.</p> <p>The sites are highly valued for their tranquility, richness in wildlife, and are used on a regular basis, often for informal exercise and relaxation, particularly as there is direct access from Tasley Cemetery to Trinity Woods and Brick Kiln Plantation.</p>
<p>c) local in character and is not an extensive tract of land.</p>	<p>Tasley Cemetery is a small (6.32 ha) contained space demarcated by fencing and hedges and the majority of use is by the local community.</p>

4. Trinity Wood and Brick Kiln Plantation



<p>a) in reasonably close proximity to the community it serves;</p>	<p>The site is located within easy walking distance of local residential communities via a well-used walking route into the countryside along Church Lane. There is a small parking area on Church Lane opposite the site entrance which is used by regular visitors, including dog walkers.</p>
<p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p>	<p>The Trinity Wood and Brick Kiln Plantation is owned and managed by the Woodland Trust as a “planted ancient woodland” with public access via a series of circular footpaths which link to the public footpath network and Church Lane. The Woodland Trust have not carried out any habitat surveys of the site and do not support designation of the site as a Local Green Space, because it already has public access and their aim to protect ancient woodland is achieved through a woodland management programme. The site is well used by the local community and has high recreational value and local wildlife importance. The land is maintained as an informal amenity area and nature reserve, including planted woodland and managed meadow, where a profusion of flora and fauna thrive, including protected species, native bluebells and woodland birds. Bird boxes have been provided.</p>
<p>c) local in character and is not an extensive tract of land.</p>	<p>Trinity Wood and Brick Kiln Plantation is a moderately sized (59.5 ha) contained space of woodland, largely bounded by hedging. The majority of use is by the local community.</p>

5. Wenlock Rise Central Green with Play Area



<p>a) in reasonably close proximity to the community it serves;</p>	<p>Wenlock Rise Central Green is located at the heart of the existing Tasley residential community, forming a central green within the modern Wenlock Rise estate when it was constructed 15 years ago.</p>
<p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p>	<p>Wenlock Rise Central Green is the key formal open space serving the Wenlock Rise estate, providing a central, formal play area and informal kickabout areas, which are well used by local families. The Green also includes an old oak tree retained from previous agricultural use. The Green is owned and managed by Shropshire County Council.</p>
<p>c) local in character and is not an extensive tract of land.</p>	<p>Wenlock Rise Central Green is a small (5.1 ha) contained formal open space, demarcated by fencing and hedging, and used only by local communities.</p>

6. Wenlock Rise Natural Area



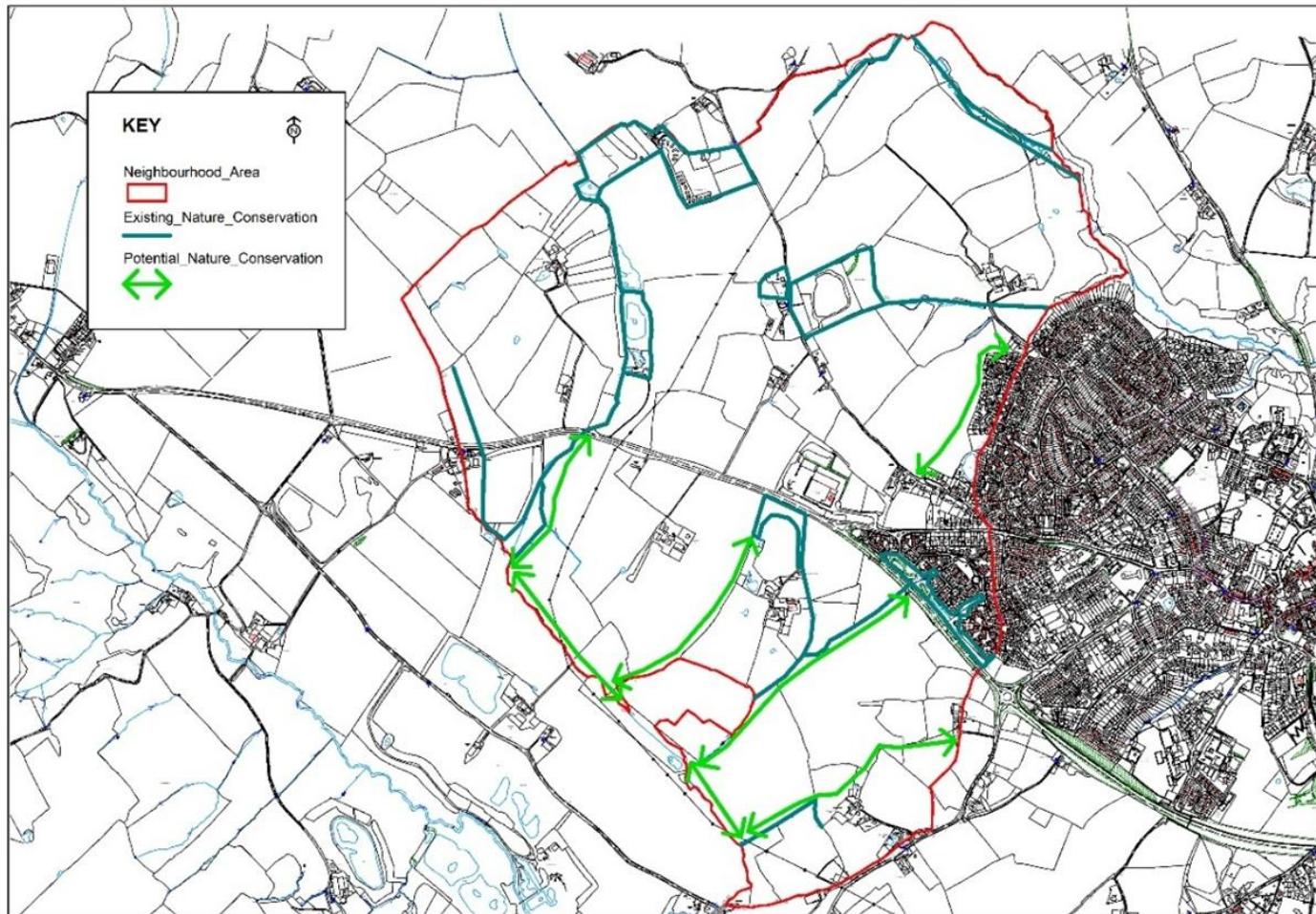
<p>a) in reasonably close proximity to the community it serves;</p>	<p>Wenlock Rise Natural Area is located on the edge of the existing Tasley residential community, forming a key natural green space within the modern Wenlock Rise estate when it was constructed 15 years ago.</p>
<p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p>	<p>Wenlock Rise Natural Area is the key natural open space serving the Wenlock Rise estate, providing a network of wildlife corridors integrated with natural sustainable drainage features (drains and a wetland area). The Natural Area has recreational value and local wildlife importance and is well used by local residents, including dog walkers, as part of a circuit around the estate. The Natural Area includes a number of old oak trees and hedgerows retained from previous agricultural use and includes recently created wetland. The Natural Area is owned and managed by Shropshire County Council.</p>
<p>c) local in character and is not an extensive tract of land.</p>	<p>Wenlock Rise is a moderately-sized (33.2 ha) natural green space, used by local communities.</p>

Appendix 3: Tasley Design Guide and Codes

See: https://drive.google.com/file/d/1RqyWuEypKY1_TpgeYMFOWNXayc4LtCDc/view

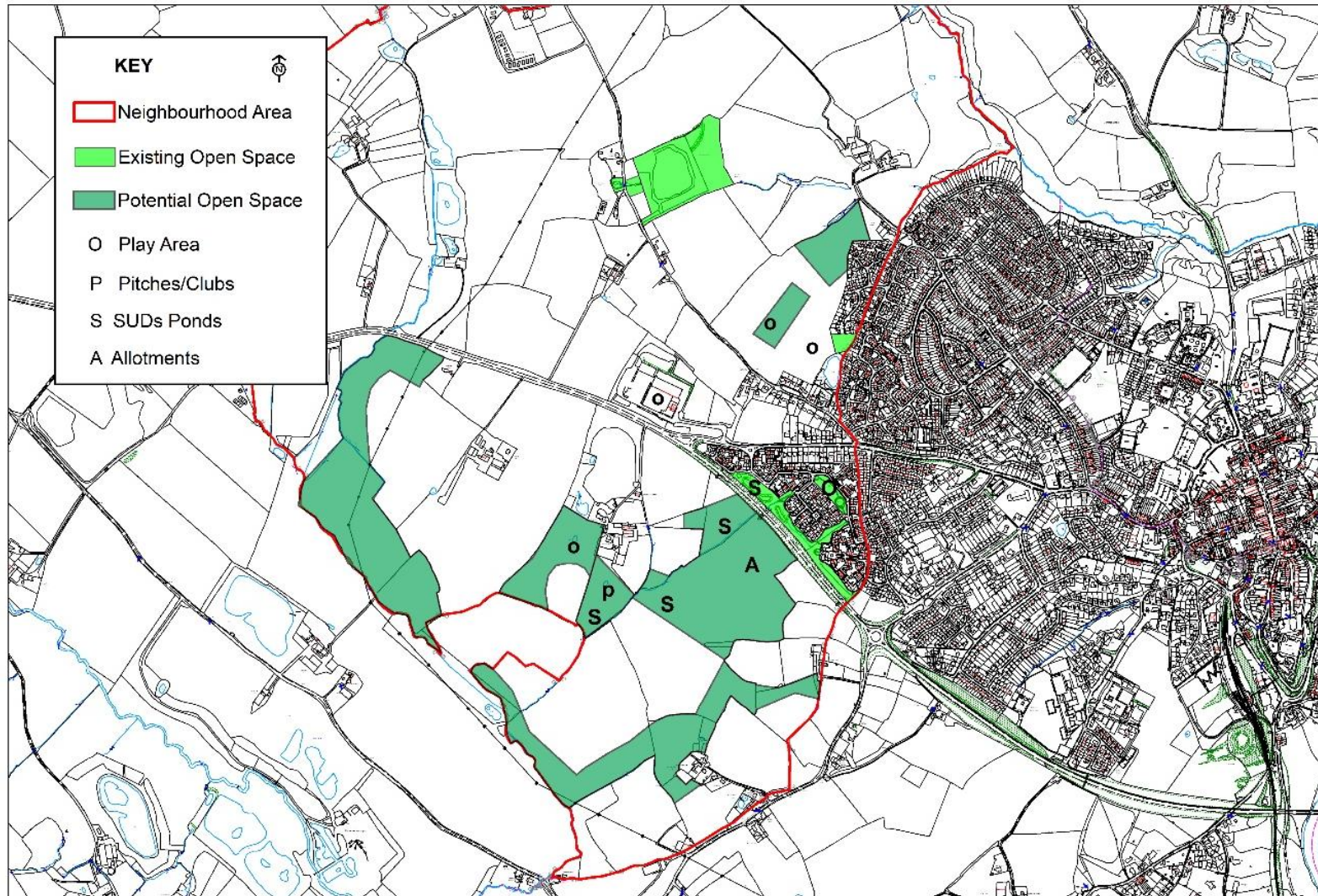
Appendix 4: Green Infrastructure Maps

Map 9: Tasley Ecological Networks



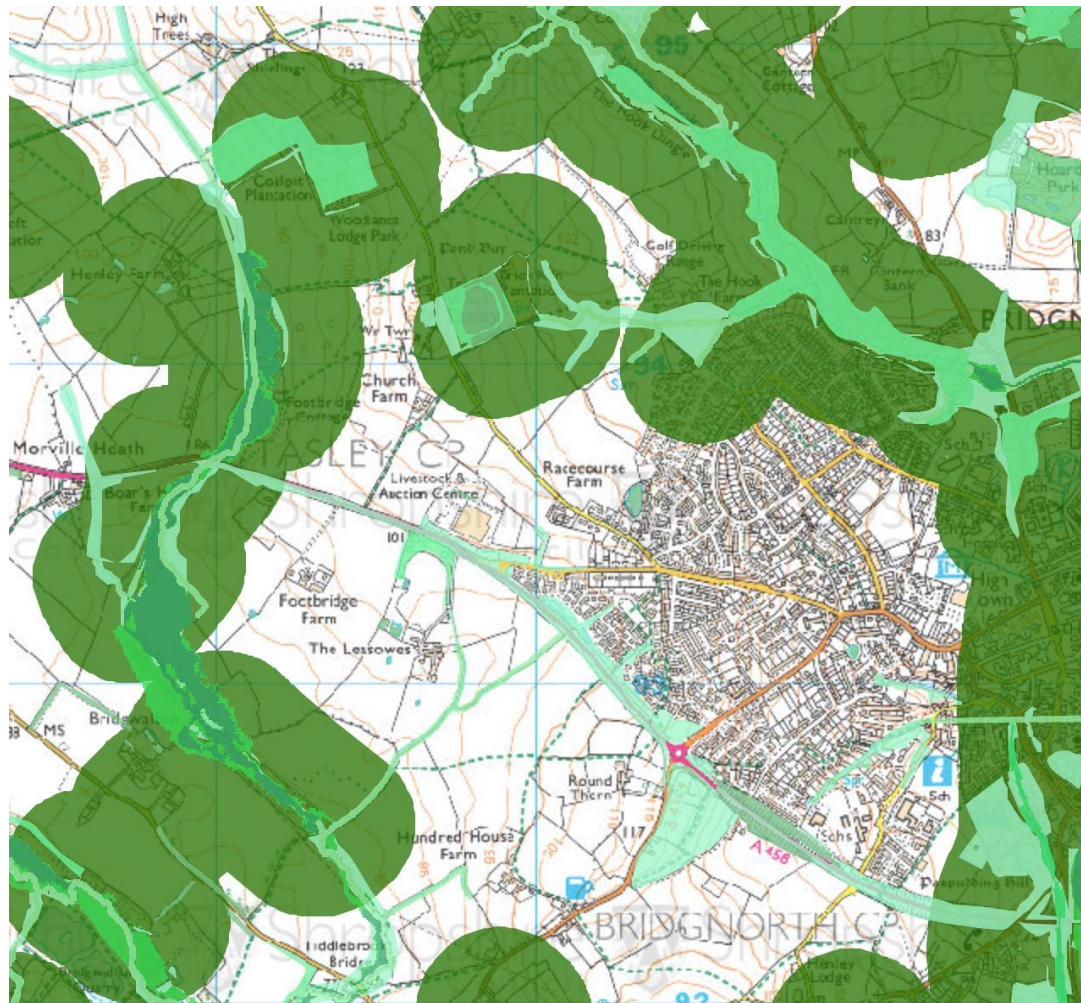
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Map 10: Public Open Space



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Map 11: Shropshire Environment Network - Corridors and Buffers



Key

- Corridors
 - Canals
 - Floodzone 2
 - Floodzone 3
 - Forest
 - Miscellaneous areas of interest
 - Non-priority Semi-natural habitat
 - Potential Wildlife Sites
 - Railway Areas
 - Watercourses
 - Woodpasture
- Buffers
 -

Map 12: Shropshire Environment Network - Restoration & Creation and Core Areas



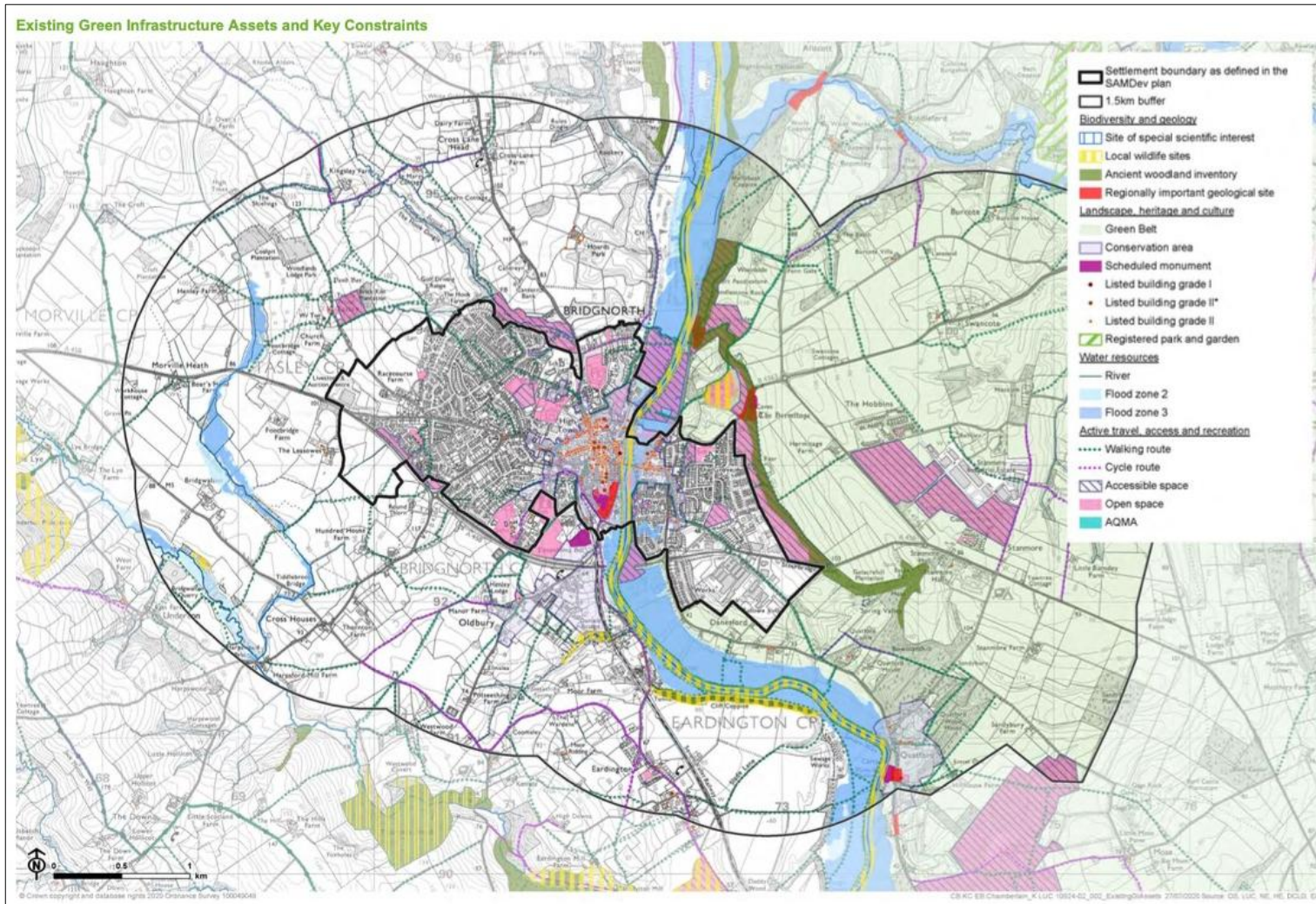
Key

Layers

- Restoration & Creation
- Core Areas
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Local Nature Reserve
- Local Wildlife Site
- National Nature Reserve
- Priority Habitat
- RAMSAR Site
- SAC
- SSSI

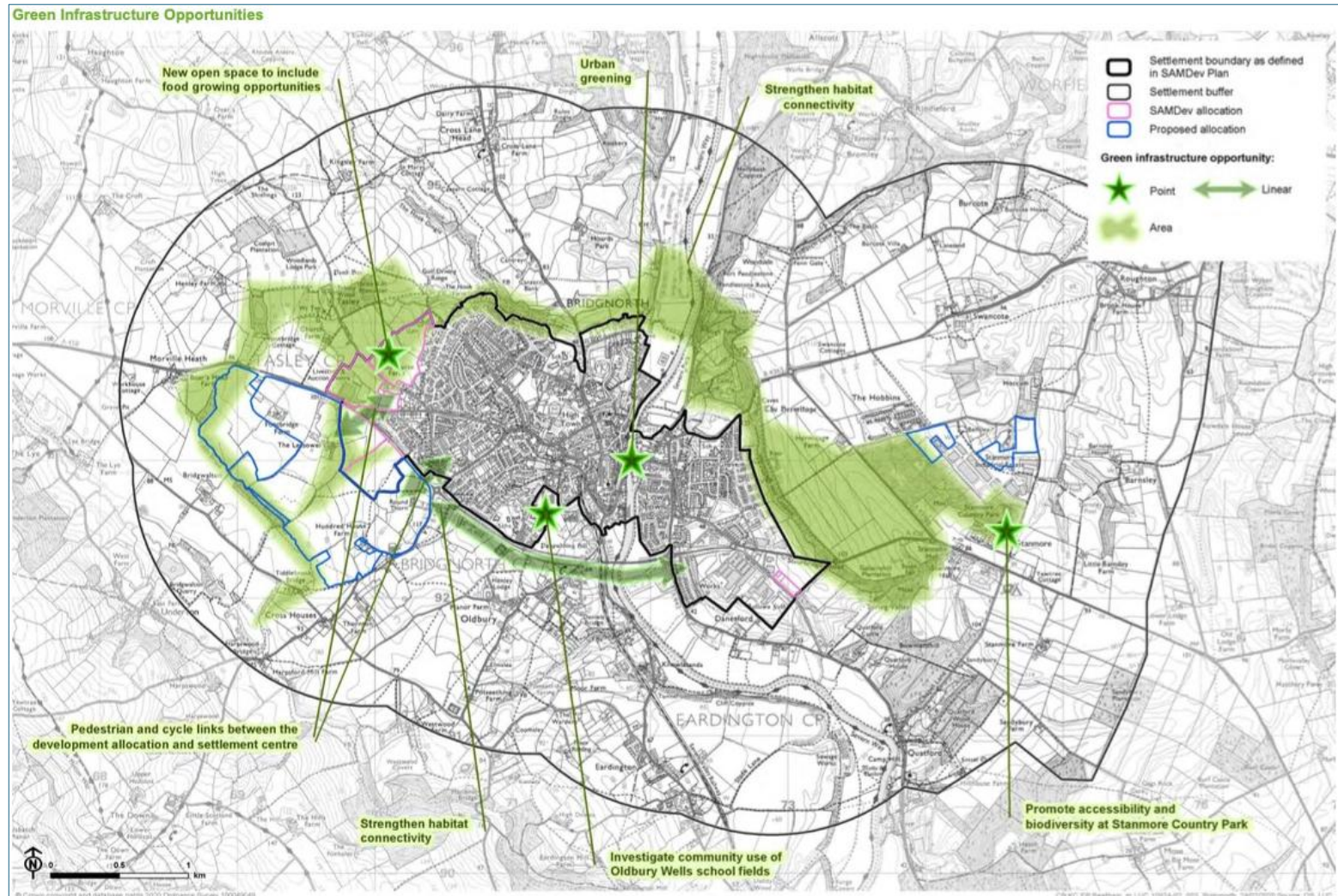
Source: Shropshire Environment Network (2024)

Map 13: Existing Green Infrastructure Assets and Key Constraints



Source: Shropshire Green Infrastructure Study 2020 (SGIS)

Map 14: Green Infrastructure Opportunities



Source: Shropshire Green Infrastructure Study 2020 (SGIS)

Tasley Parish Council

March 2026