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Tasley Design Guide and Codes

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Quality information

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Revision History

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Contents

1	1. Introduction	5	4	4. Code Areas: Visions, design principles, and codes	66
	1.1 Background	5		4.1 Tasley's code areas	66
	1.2 What is design coding?	6		4.2 Code area 1: Neighbourhood Area (NA)	69
	1.3 Who should use the guidance and codes?	7		4.3 Code area 2: Tasley hamlet and Church Lane	83
	1.4 Process, site visit, and engagement	8		4.4 Code area 3: The Leasowes	87
	1.5 The Neighbourhood Plan vision and relationship to design quality	10		4.5 Code area 4: Outer suburbs	88
				4.6 Code area 5: Tasley Gateway urban extension	92
				4.7 Code area 6: Tasley Gateway employment	97
				4.8 Code area 7: Rural	101
2	2. Place-based analysis of Tasley	12	5	5. Appendix	106
	2.1 Understanding Tasley	12		5.1 Policy context	106
	2.2 Area of study	13		5.2 Glossary	113
	2.3 Tasley's movement network	15		5.3 Checklist	115
	2.4 Tasley's landscape, heritage, and views	18			
	2.5 Tasley's built form	26			
	2.6 Summary of Tasley's key challenges and opportunities	31			
3	3. Tasley character study	34			
	3.1 Understanding Tasley's character areas	34			
	3.2 A study of Tasley's character areas	34			
	3.3 Area 1 characteristics: Tasley hamlet and Church Lane	36			
	3.4 Area 2 characteristics: Wenlock Road	41			
	3.5 Area 3 characteristics: Tasley Park	45			
	3.6 Area 4 characteristics: Wenlock Rise	49			
	3.7 Area 5 characteristics: The Leasowes	54			
	3.8 Area 6 characteristics: Future development sites	56			
	3.9 Area 7 characteristics: Open countryside	61			



Introduction

01

1. Introduction

This document aims to empower the local community to influence the design and character of their neighbourhood, and deliver attractive, sustainable development that meets the needs and aspirations of local people.

1.1 Background

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Tasley Neighbourhood Plan Steering Group (TNPSG) by preparing this Design Guidance and Codes document.

Consultants at AECOM prepared this report between January and July 2025 in conjunction with key members of the TNPSG. The finished document forms part of the evidence base for the review of the Tasley Neighbourhood Plan on design-related issues.

1.1.1 Aims

The purpose of this document is to:

- Positively influence the character and design of new development within the Neighbourhood Area (NA);
- Set out clear analysis of the local context and character, providing evidence and examples to influence design across the different parts of the NA, focusing on topics where improvement is most needed;
- Benchmark how design improvements should be delivered throughout the design and planning stages, from site selection, to detailed design and maintenance requirements.

The report cannot influence the quantum, location or type of development; other tools in the Neighbourhood Plan and Local Plan should cover these.



Figure 01: AECOM and members of the NDPSG undertook a site visit in February 2025.

1.2 What is design coding?

Design coding involves setting out clear and specific guidelines for the determination of planning applications. These codes are intended to ensure that developments contribute positively to their surroundings in terms of aesthetics, functionality and sustainability. They can provide greater assurance for communities and clarity for developers about the design of new development.

It is however acknowledged that there is not always agreement on aesthetic issues and architectural tastes may vary. The guidance in this document therefore allows for flexibility and design innovation, whilst ensuring that any new development is appropriate and complementary to the surrounding context.

To enable a clear design process, new development proposals must use the guidance and codes to ensure that development proposals enhance the setting and sustainability of the NA, while not detracting from its context, local character, and sense of place.

1.2.1 Comply and justify

If a planning application deviates from the requirements of this Design Code document, applicants should submit factual evidence to support their proposed variations. They should demonstrate that the built result will be visually coherent and of the highest quality consistent with goals of this design code. Proposals that do not adhere to this guidance, and that do not furnish strong rationales, supporting documentation and comprehensive examination of available solutions, should be refused.



Figure 02: Ye Old Punchbowl, in the south of the Tasley Neighbourhood Area.

1.2.2 Reading guidance and codes

Design visions, codes, and guidelines are contained within this document, highlighted within coloured boxes as illustrated here. The difference between codes and guidelines is summarised below:

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST**.

Guidelines: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

- **SHOULD** reflects design principles that are strongly encouraged.
- **COULD** reflects design principles that are suggestions.

1.3 Who should use the guidance and codes?

This document will be used differently by different people in the planning and development process, as summarised in the adjacent table.

A valuable way codes and guidance can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences for design quality. As such the codes and guidance can help to facilitate conversations to help align expectations, aid understanding, and identify key local issues. The resulting design codes and guidance can then set out how to adequately respond to these issues in future development.

Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

Potential users	How they will use the design guidance and codes
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the codes and guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design codes and guidelines should be discussed with applicants during any pre-application discussions.
Parish Council or Neighbourhood Plan Steering Group	As a guide when commenting on planning applications, ensuring that the design codes and guidelines are complied with.
Community groups & local residents	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: User groups and how they will use the codes and guidance.

1.4 Process, site visit, and engagement

1.4.1 Process

This document has resulted from a collaborative effort between the Tasley Neighbourhood Plan Steering Group (TNPSG) and AECOM, reflecting the priorities of local residents. The design coding process includes the following steps (see adjacent).

1.4.2 Site visit

A one-day site visit took place on 13th February 2025, commencing with an in-person meeting between AECOM and representatives of the TNPSG. The purpose of this meeting was to explore the group's key aims and objectives and to address any initial concerns or queries. This was followed by a tour of the Neighbourhood Area (NA) on foot and by car.

This activity allowed consultants to appraise local character and the features informing its sense of place, such as heritage and

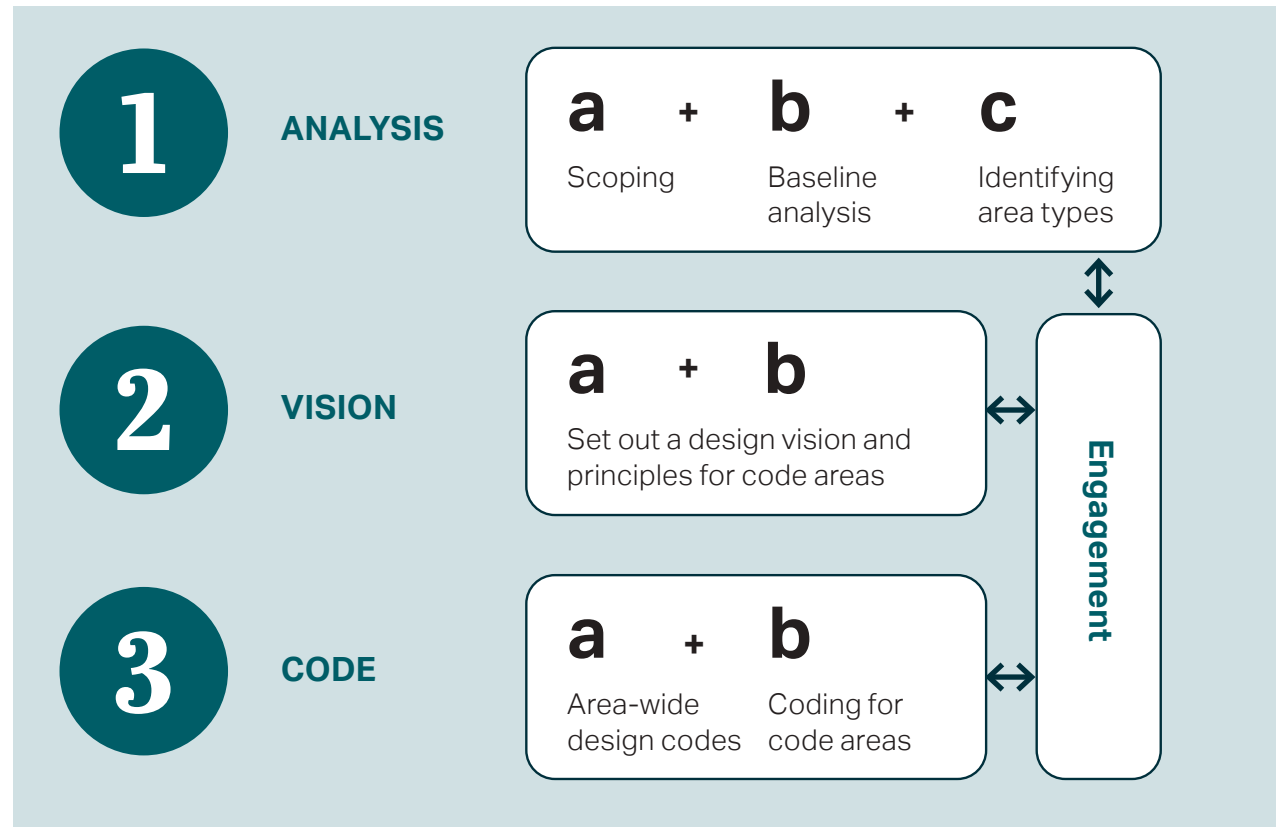


Figure 03: Diagram highlighting the design code process for the Neighbourhood Area (adapted from National Model Design Code).

landscape features. The exercise also provided valuable local insight into the area's design issues or opportunities.

Combined with desktop study, the outcomes of the site visit have formed the evidence base for this document.

1.4.3 Engagement

A drop-in public consultation event for the proposed Tasley Garden Village scheme (held at St Leonard's Hall Church, Racecourse Drive) was also attended by AECOM and representatives of the Tasley NDPSG on 13th February 2025. AECOM were introduced to the developers (Bloor Homes), architects, and planners working on the proposed scheme.

Subsequent follow up calls and online meetings were organised to discuss how the work being undertaken as part of the Tasley Design Code could feed into the outline planning application being prepared for the Tasley Garden Village site.



Figure 04: Tasley hamlet alongside a selection of Bridgnorth's suburban edge neighbourhoods (located within the Tasley Neighbourhood Area) were visited on the 13th February.

1.5 The Neighbourhood Plan vision and relationship to design quality

At the time of writing, the emerging Tasley Neighbourhood Plan (NP) is at a draft stage, awaiting consultation.

The draft vision statement within the NP (see adjacent) describes the overarching aim for the future of Tasley. Underneath the vision statement sit a series of objectives which will need to be achieved in order to realise the overall vision.

This report intends to support the aspects of those objectives which relate to design, namely:

- **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.



Draft Tasley NDP 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 private housing, in keeping with local character and aspiring towards meeting zero carbon housing standards.
- There will be a supply of locally sourced sustainable energy.



Place-based analysis

02

2. Place-based analysis of Tasley

This chapter presents a place-based analysis of the wider Tasley Neighbourhood Area (NA). This is followed by a more in depth analysis of Tasley’s character areas in Section 3 of this document.

2.1 Understanding Tasley

Achieving quality development starts with a comprehensive understanding of place. Tasley has a strong identity and characteristics that inform this. They include a combination of:

1. **Physical form** - the built and natural environments principally.
2. **Activities** - everyday living/ community, including, working, education and play.
3. **Meaning** - memories, culture and heritage are all embodied by the place.

The adjacent diagram shows how these factors come together to create a successful place.

In the physical environment there are several key layers that are analysed in the diagrams on the following pages:

- Study area
- Movement routes
- Landscape and heritage
- Landmarks and views
- Potential growth

By examining these characteristics, we can create a comprehensive picture of Tasley, which will inform the area types detailed in Section 4 and further guide the codes and recommendations in this Design Code.

Each design proposal for new development will require its own tailored response based on its specific location within Tasley.

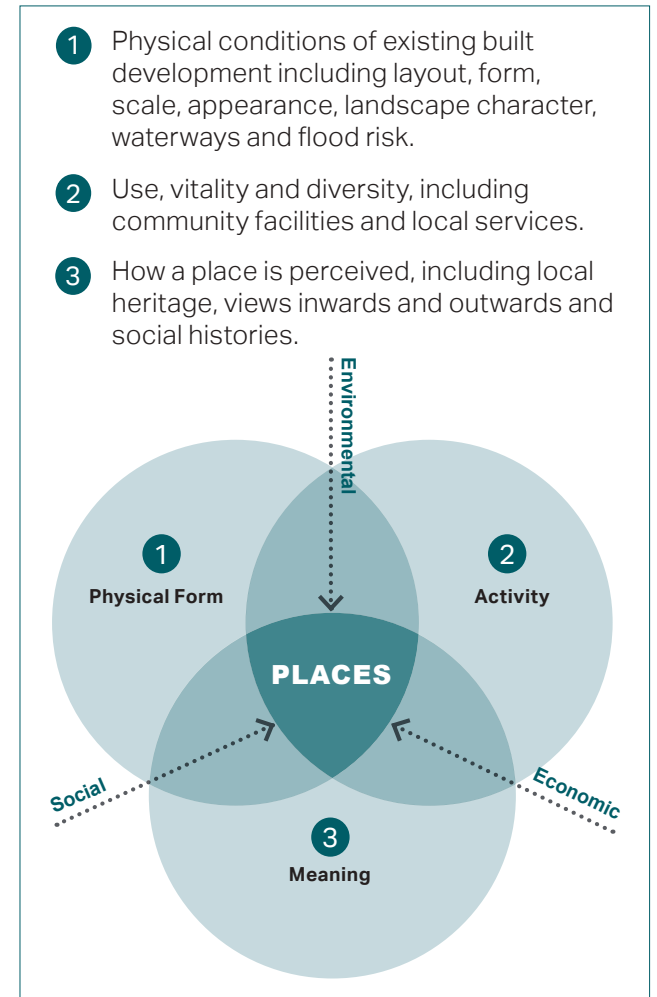


Figure 05: A diagram showing how different factors form an overall 'sense of place'.

2.2 Area of study

2.2.1 Tasley Neighbourhood Area (NA)

See Figure 10: Neighbourhood Area plan

The Tasley NA covers the predominantly rural parish of Tasley, located immediately to the West of Bridgnorth in Shropshire. The population of Tasley is currently around 1,127 (2021 Census).

The NA is approximately 428 hectares in area, and encompasses:

- the historic settlement of Tasley (a linear hamlet);
- some of Bridgnorth's edge neighbourhoods (suburban housing);
- the Bridgnorth livestock market (employment/business);
- and surrounding countryside/farmland (including isolated farms and pockets of woodland).

Residents particularly value the rural setting of the parish, with expansive views offered from Tasley hamlet across the surrounding rolling countryside.



Figure 06: The hamlet of Tasley is focused around Church Lane.



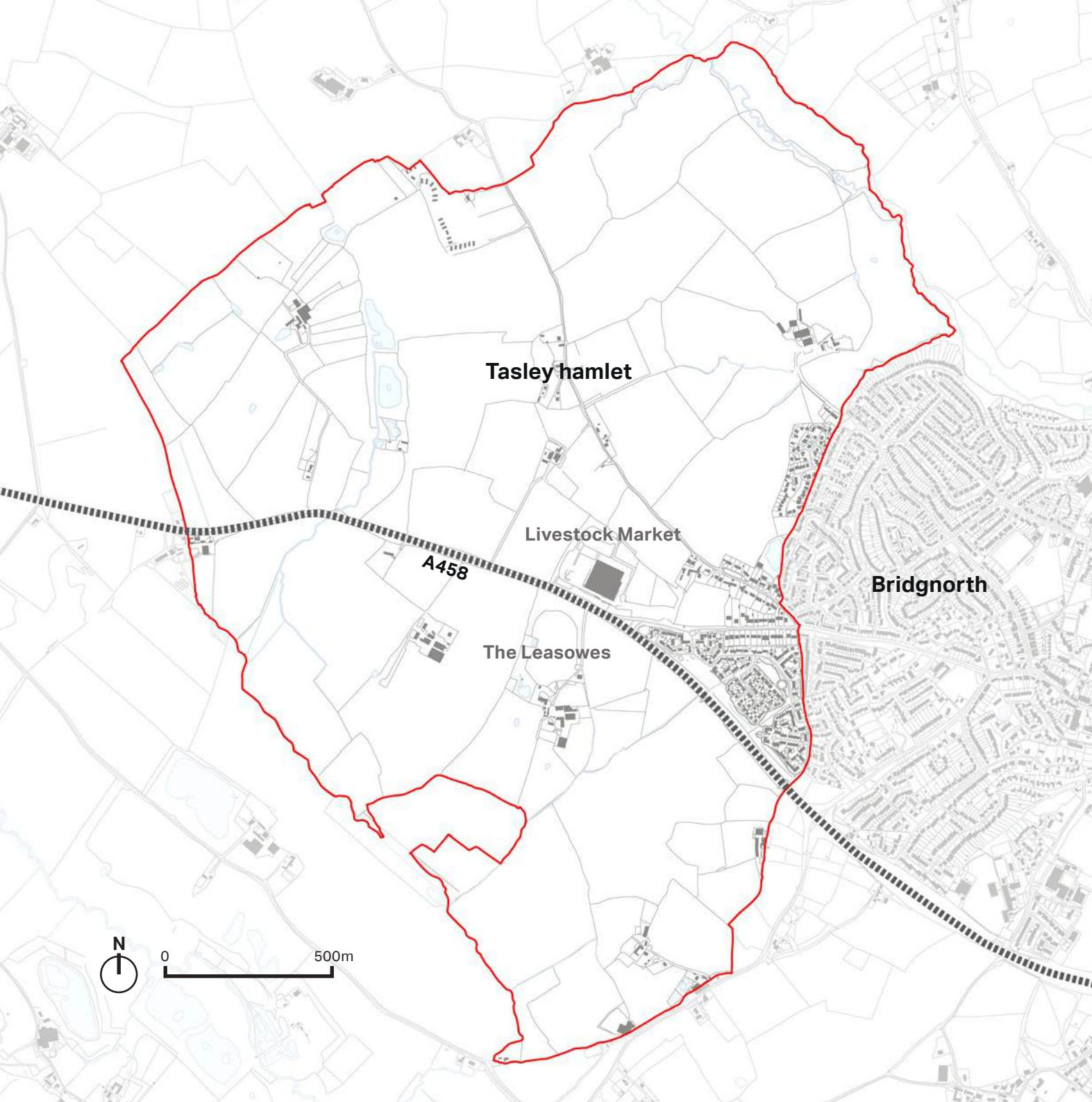
Figure 08: Bridgnorth livestock market is located to the north of the A458.



Figure 07: The NA also encompasses some of Bridgnorth's edge neighbourhoods.



Figure 09: Much of the NA is made up of open countryside.



- ▬▬▬▬ Strategic road / bypass
- ▭ Neighbourhood Area (NA) boundary

Figure 10: Neighbourhood Area plan - includes 'figure ground' and shading on an ordnance survey map base.

2.3 Tasley's movement network

2.3.1 Transport network

See Figure 14: Movement and connectivity plan

The black dashed-line on the map (see the movement and connectivity plan on the following pages) is the A458 which becomes the Bridgnorth By-Pass as a bridge over the River Severn. It is the major road through Tasley and carries heavy traffic from the West Midlands into and out of Wales. As such, it forms a strong 'edge' to the main built-up part of the village and the adjacent open countryside to the west and south, including the site now being proposed for the Tasley Garden Village in the former Shropshire Local Plan. It is also, in this sense, a major physical and visual barrier and a serious source of traffic noise.

The green line on the map is Church Lane, a minor rural road leading out of the village into open countryside. It carries little traffic but much of it is farm related. It is much used by residents of the village for walking, running, dog walking and cycling.

A section of it is included in the Tasley Gateway development wherein it is planned to become a cul-de-sac closed to through traffic and enhanced as a pedestrian and cycleway.



Figure 11: (Above) A photo of the A458. (Below) A photo of Church Lane.

Issues

- The noise from traffic on the A458
- The barrier the A458 presents between the village as it exists and the Tasley Gateway (part) and proposed Tasley Garden Village developments.
- The junction layout of these two roads is presently considered poor for use by pedestrians.

Opportunities

- Potential to secure reduced traffic speeds and formal, traffic-controlled pedestrian crossing points across the A458 to enhance pedestrian and cyclist access to the Tasley Gateway and Tasley Garden Village developments.
- Extend footpaths and provide cycleways all along the length of the A458.

2.3.2 Gateway sites

See *Figure 14: Movement and connectivity plan*

The three asterisks on the plan (see the movement and connectivity plan on the following page) indicate three sites which, due to their prominent locations at the 'entrance' to areas of existing or proposed development in the parish, are considered to be 'gateway' locations.

Issues

- The need to ensure that anything built at these locations reflects their importance as visual gateways and so requires something out of the ordinary to be built.
- Pressure to use these sites as part of the two proposed new large-scale developments.



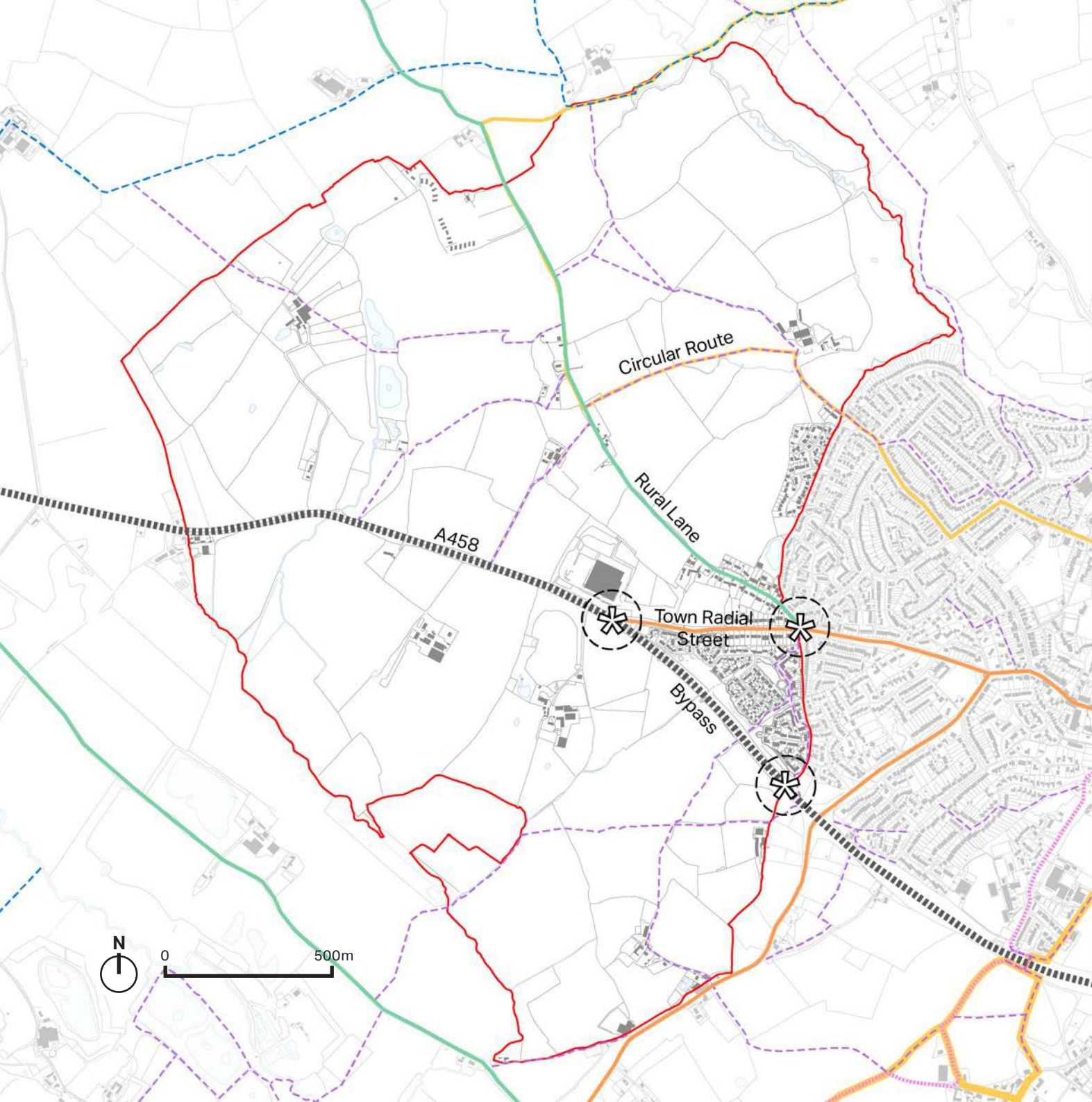
Figure 12: An increase in the scale of buildings at the entrance (or gateway) to Wenlock Rise helps to denote a change in character.

Opportunities

- To enhance value as gateways by appropriate design and scale of development or public art
- Gateway sites do not necessarily require larger-scale built development; stepping down in height, whilst increasing enclosure through pinching in building line and/or streetscape design features (walls/ piers/ gateposts/ arches) and surface materials can all signal a change in environment and create a more intimate scale.



Figure 13: Gateway site at the junction between Church Lane and Wenlock Road.



Street hierarchy:

- ▬▬▬▬ Strategic road / bypass
- Town radial
- Rural lane

Other routes:

- - - Bridleway
- - - Public Right of Way (PRoW)
- ⋯ National Cycle Network
- Promoted circular walk (Shropshire Council)



Gateway locations

Figure 14: Movement and connectivity plan - includes street hierarchy, public right of way (PRoW) and cycle routes.

2.4 Tasley's landscape, heritage, and views

2.4.1 Landscape character

See Figure 18: Landscape plan

Tasley is located within National Character Area (NCA) 66: Mid Severn Sandstone Plateau. This is noted as a predominantly rural landscape, regionally important for food production. In the west of the NCA (where Tasley is located), the land rises out of the Severn Valley to create a gently rolling landscape which affords views of the Shropshire Hills.

2.4.2 Landscape assets

Although there are few formal landscape designations within the Neighbourhood Area (NA), the rural setting of the NA is nevertheless highly valued by residents. Rural fields, native hedgerows, pockets of woodland, and mature gardens all make a significant contribution to the green infrastructure network. Some of Tasley's key landscape assets have been highlighted in the landscape plan, and described across the following pages.



Figure 15: From St. Peter and St. Paul's Church, there are outwards views across the valley towards Tiddle Brook.



Figure 16: Mature native hedgerows form boundaries for Tasley's routes and fields.



Figure 17: A small woodland to the south of Fairfield is a key green space for the community.

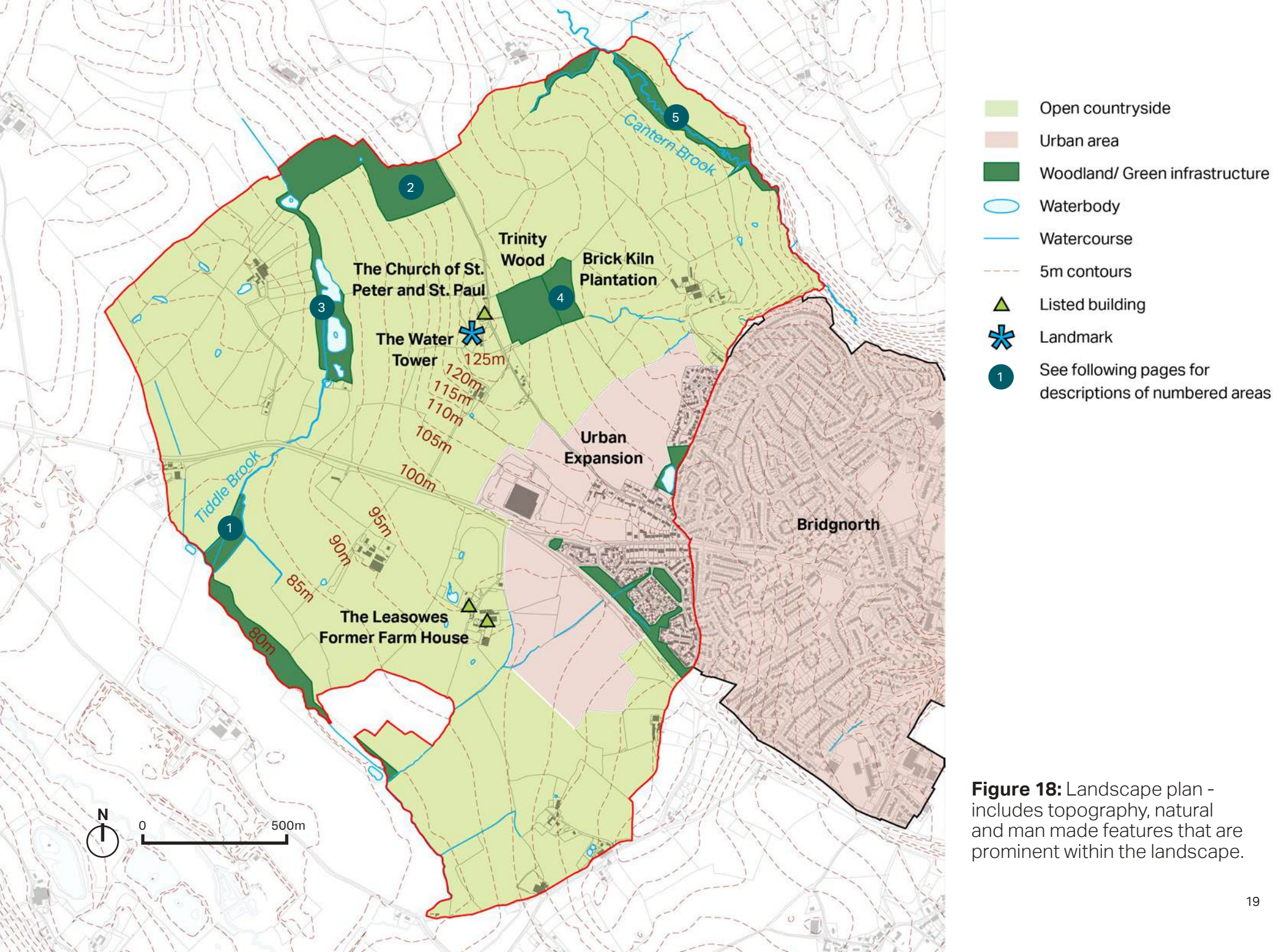


Figure 18: Landscape plan - includes topography, natural and man made features that are prominent within the landscape.

1 Tiddle Brook and wooded area

A linear area on both sides of the Tiddle Brook - a small brook with some brook-side existing (mostly planted non-native species) wooded area.

Issues

- How best to protect the ecological value of the Tiddle Brook now and if the Tasley Garden Village development proceeds.
- How to extend the treed area and enhance the whole linear area as an ecological asset.

Opportunities

- Open up public access.
- Enhance biodiversity.
- Re-plant with native species.

2 The Woodlands

An established, largely coniferous private planted woodland in part containing a group of single storey wooden 'holiday' chalets.

- Single track vehicular cul-de-sac private access to the chalets.

Issues

- How best to improve the long-term ecological value of the woodland.

Opportunities

- Enhance biodiversity and promote wildlife network improvements.

3 The fishing lakes

An area of private woodland and two lakes used on a commercial basis for fishing.

- Limited vehicular access.
- No public access / use.
- Public footpath passes through the area.

Issues

- Long term value, retention and enhancement as an ecological and leisure asset.

Opportunities

- Enhance biodiversity and promote wildlife network improvements.
- Encourage public access and use.

4 Trinity Wood and Brick Kiln Plantation

An established area of natural and planted mixed woodland over a former clay pit.

- Managed by The Woodland Trust.
- Has public access throughout.
- Popular walking, dog walking and running facility.

Issues

- TNPSG to seek input into the long term management plan?
- Continued public access. Need to balance / minimise conflict between public access and ecological value.

Opportunities

- Protect and enhance biodiversity, and promote wildlife network improvements.



Figure 19: Looking towards Trinity Woods and the Brick Kiln Plantation.

5 Cantern Brook

Well wooded steep sided valley with many mature trees and well developed under canopy.

- Ancient woodland.
- In private ownership.
- Part accessed via a Public Right of Way.

Issues

- Maintaining biodiversity.
- Limited public access.
- Water quality.

Opportunities

- Increase public access.
- Enhance biodiversity and promote wildlife network improvements.

2.4.3 Heritage

See *Figure 18: Landscape plan*

- The three green triangles shown on the previous map are the locations of The Leasowes, the former farm house at the Leasowes, and the Parish Church (St. Peter and St. Paul). All of these buildings are Grade II listed and therefore statutorily protected from inappropriate development.
- There are also a number of non designated heritage assets in Tasley. These include the site of the former racecourse, although this is no longer identifiable on the ground, and forms part of the Tasley Gateway development.
- The Punchbowl and associated Hundred House are attractive historic but unlisted buildings in a prominent location.
- Tasley Village Hall is also of local historic interest.

Issues

- The former Racecourse is not adequately acknowledged and forms part of a development site with outline permission.

Opportunities

- Protection of important heritage assets which are not statutorily protected (see section 7. Heritage in the Tasley Neighbourhood Plan).
- Find opportunities to celebrate heritage assets. For example, seek the implementation of a Racecourse plaque or enhancement of its recognition on the ground, or as part of the development.
- Seek having The Punchbowl and Hundred House locally or statutorily listed.

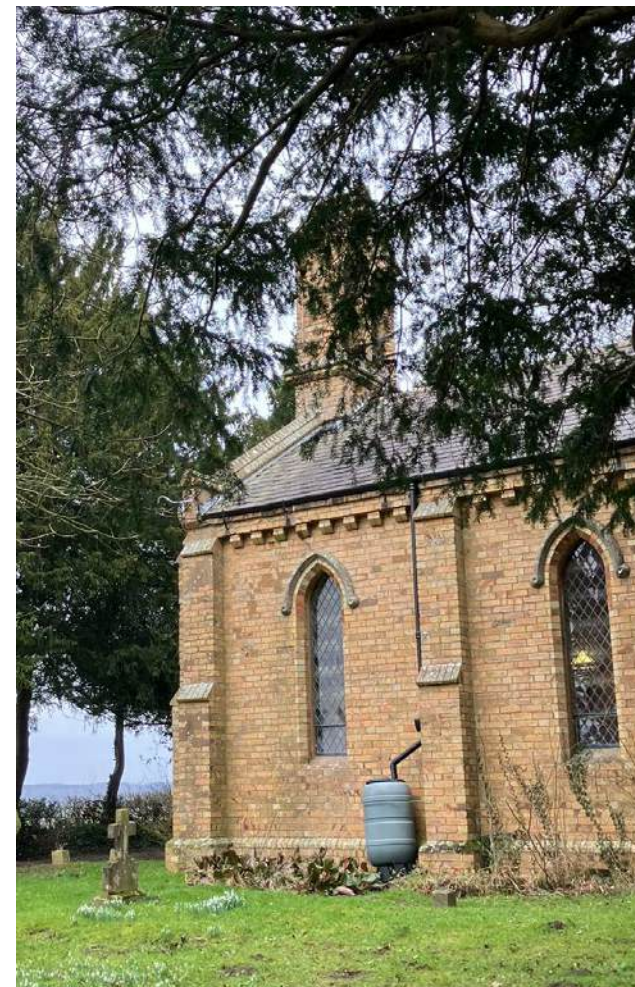


Figure 20: Tasley Parish Church (St. Peter and St. Paul) is a Grade II Listed building.

2.4.4 Landmarks and views

See *Figure 23: Views plan*

1 Views out

Several important views from Church Lane are identified on the map in the form of large arrows. Because of the fall of contours at these locations, they each provide extensive long-distance views of considerable value.

Issues

- Need to ensure that these views are taken into consideration in any proposals for development within the width and much of the depth of these views.
- The impact of development located within these views should be minimised.

Opportunities

- Seek their protection and enhancement in any development proposals which might affect them.
- Ensure development is nestled into the landscape and avoids prominent ridges / skylines.

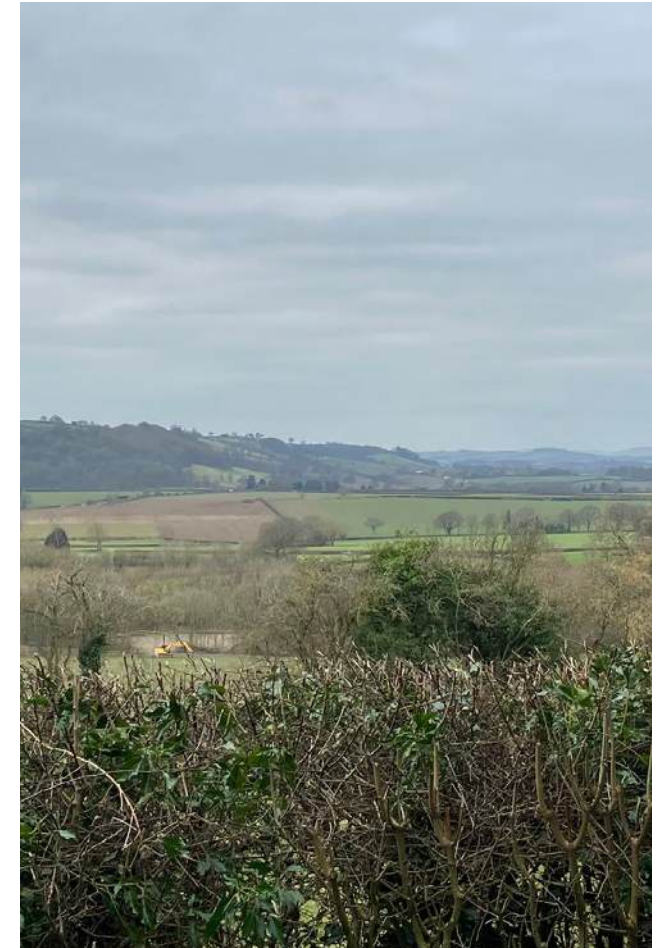


Figure 21: Extensive long-distance views of the Shropshire countryside, as seen from Church Lane.

2 Views in to The Water Tower (landmark)

One important 'view in' from the A458 is indicated on the map with a blue arrow/zone. This is the view of the landmark Water Tower (and the adjacent aerial tower) and potentially of the Church and its yew trees, which indicates 'arrival' in Tasley when driving, cycling or walking towards the NA from the west along the A458.

Issues

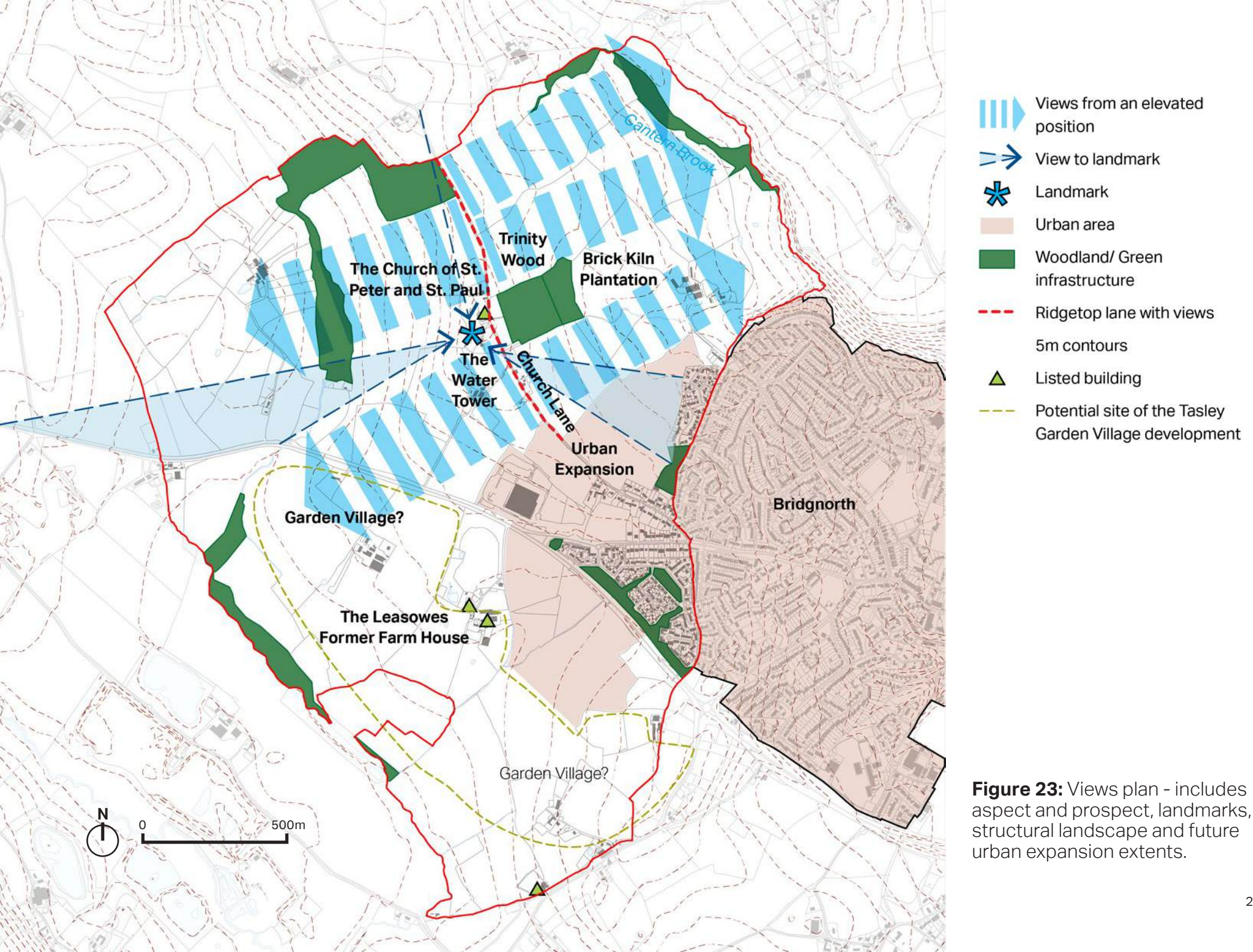
- How to ensure the retention and potential enhancement of this view.
- The aerial tower is of little visual value.
- The Water Tower is redundant, unprotected and in private ownership and is becoming screened from this view by the growth of trees in close proximity.
- The church building is screened from view in this direction by mature trees.

Opportunities

- Work with Water Tower owners to enhance visual appearance and potential wildlife value e.g. swift and bat boxes.
- Seek pruning or removal of the self-seeded trees presently screening some of the view of the Water Tower, which will otherwise soon totally screen it from view.
- Seek the removal of the aerial tower.



Figure 22: The Water Tower is a landmark building on a prominent hilltop location.











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

Figure 23: Views plan - includes aspect and prospect, landmarks, structural landscape and future urban expansion extents.

2.5 Tasley's built form

2.5.1 House types, materials, and details

There are a variety of house types and styles on show across Tasley hamlet and the wider NA. This page provides a summary of characteristic examples.



Figure 24: Tasley hamlet - example 1

This private home includes small plain clay tiles on a steeply pitched roof, with decorative ridge tiles. Characteristic roof details include chimney stacks which are tied to gable ends, and small gabled dormer windows.

The building's main frontage faces the street and there is a strong sense of symmetry on the (rendered) facade. The doorway is centred in the main frontage (within a projecting porch) and fenestration is vertically aligned.



Figure 25: Tasley hamlet - example 2

This private home is rotated by 90 degrees so that its main frontage faces north, with a gable end towards the street.

This example shows the use of painted brickwork, cottage style windows (with chamfered recesses), and a plain clay tiled roof with traditional eaves detail.

Opportunities

- Reference the local palette of building forms and facing materials.
- It is important that the use of the same or very similar facing materials for new buildings is considered and used where appropriate in all new developments if the existing character in the locality is to be preserved.



Figure 26: Tasley hamlet - example 3

The above shows a converted former barn in traditional handmade, soft-red brick. The roof is steeply pitched and features small plain clay tiles. Replacement windows have kept the traditional vertical emphasis and simple form.



Figure 27: A series of photos showing later period developments from across the Tasley NA, including arts and crafts style details and features.

2.5.2 Development pressures

See Figure 28: Potential growth plan

Tasley is facing significant development pressures, with over 2000 homes currently proposed within the Neighbourhood Area (NA). The Tasley Gateway Scheme (up to 550 homes) covers an allocated site proposed in the adopted SAMDev Plan (2006-2026). The Tasley Garden Village scheme (up to 1500 homes) covers a proposed allocation in the former Draft Shropshire Local Plan (2016 – 2038).

However, at the time of writing, Shropshire Council have now withdrawn the Draft Shropshire Local Plan (2016 – 2038) from examination. This has led to some uncertainty over allocated sites.

Please see the following map for the expected location of future developments within the NA.

2.5.3 Tasley Gateway

Known as the Tasley Gateway scheme - this is a proposed new mixed-use development of up to 550 new dwellings and a range of associated services and facilities as set out in extant outline planning permission 21/0502.

Residential uses (with some retail) are proposed to the north of the A458, and employment (and a relocated Livestock Market) to the south. A new roundabout is proposed at the junction between the A458 and Wenlock Road to access these sites.

This will be a phased development which acts as an urban extension of Bridgnorth. As of April 2025, Housebuilders Crest Nicholson secured Reserved Matters planning approval to deliver 323 homes to the north of the Tasley Gateway site.

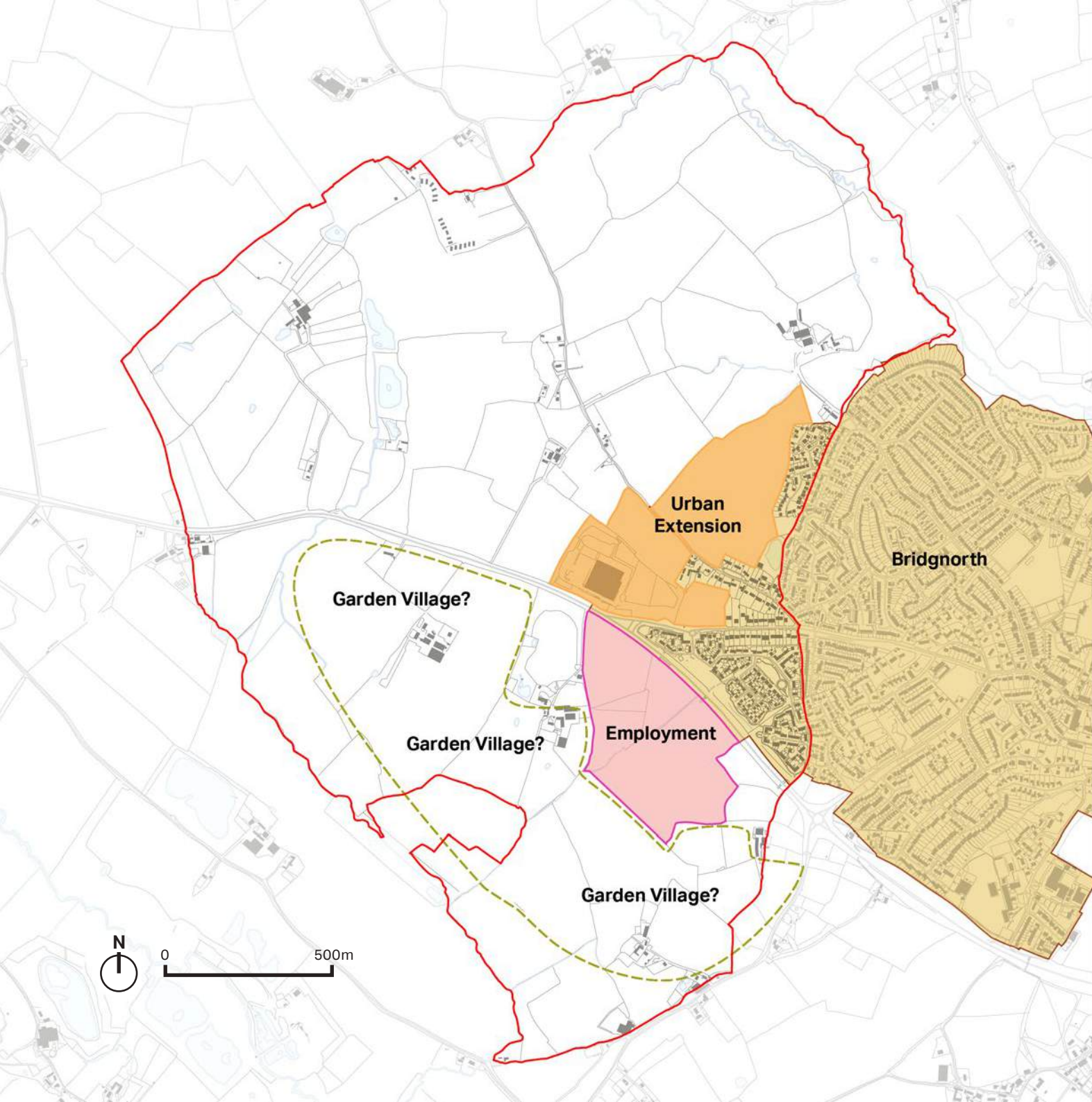
2.5.4 Tasley Garden Village

There is a proposal in the former Draft Shropshire Local Plan for a large allocation on presently open countryside to the west of the A458.

As of May 2025, developer Bloor Homes have submitted an outline application, including a design and access statement (DAS) for this site. With the reference 25/01722/OUT, the application is for up to 1500 homes, and associated services and facilities. The form that this development will take is to be set out in a detailed masterplan (part of a reserved matters submission) and a site specific Design Code to be drawn up by the developer for Shropshire Council.

So large a development would have a major impact on the character and functioning of Tasley and needs close scrutiny by all likely to be affected.

Bloor Homes have undertaken consultation drop in events in February 2025, and have since been liaising with Tasley Parish Council and the Neighbourhood Plan Steering Group as part of this process.



- Existing urban area
- Residential development
- Employment development
- Potential site of the Tasley Garden Village development

Figure 28: Potential growth plan - shows the permitted and speculative development that could occur in the Tasley NA.

2.5.5 Evaluation

The following boxes outline the issues and opportunities associated with the proposed Tasley Garden Village scheme. Please see section 3 for a full analysis of the Tasley Gateway scheme.

Issues

- It is in principle objected to by many residents as likely to change the nature of the locality from rural to urban and will put pressure on already inadequate existing services in Bridgnorth.
- It is in a location divorced from the rest of the village (and from Bridgnorth), taking its development in a direction counter to how the village has historically grown, potentially leading to a 'split' community in terms of functioning and interaction.

- The area is dissected by the major A458 road over which the scheme currently proposes additional links in the form of toucan crossings at the west of the proposed A458/ Wenlock Road/Tasley Gateway access) and at the main access to Tasley Garden Village.
- Ensuring the promised community services e.g. public open space, primary school, are secured and provided early in the development process.
- The need to locate any proposed commercial or community facilities in a position on the site to adjoin those proposed for the Gateway site, for effective sustainable access and to create only one new commercial/ community 'centre'.

Opportunities

- The payment of enhanced Community Infrastructure Levy money to the Tasley Parish Council to spend on new and improved community facilities in the Parish.
- Additional Parish Precept monies for the Parish Council.
- Opportunity to add to the commercial and community facilities already proposed in the Gateway development to create a new viable 'centre' for Tasley.
- Affordable housing and housing for rent in the Parish.
- Significant new public open space, wildlife areas and recreational facilities.
- Additional off-site provision e.g. cycle ways, footpath improvements, etc.
- Potential new primary school, community centre and contributions towards primary healthcare.

2.6 Summary of Tasley's key challenges and opportunities

Taking into account desktop analysis, site visit observations, and local knowledge - these features collectively paint a vivid picture of Tasley's key features and challenges.

Recognising and preserving these elements, alongside proactively addressing challenges is key to maintaining Tasley's distinctiveness and ensuring it remains a desirable place to live.

Typical materials -
Broseley brick,
render, and
plain clay tiles



A hamlet with a distinct identity

Tasley is a small historic settlement, with buildings which showcase traditional building materials and layouts. Locally distinctive design details should be promoted within new development to maintain and enhance the distinctive identity of the settlement.

Variation in character

A variety of different developments are located within the Tasley Neighbourhood Area (NA) including the rural Tasley hamlet, the edges of suburban Bridgnorth, the Bridgnorth Livestock Market (employment) and isolated farms. This has resulted in a wide array of building styles, typologies and layouts.



Proximity to
Bridgnorth

Development pressures

There are several site allocations within the NA noted in the former Draft Shropshire Local Plan. Two significant developments across these allocations (Tasley Gateway and Tasley Garden Village) are together proposing 2000+ homes within the NA - which could drastically increase the population of the parish.



Existing proposals for 2000+ new homes

Homes well settled in the rural landscape

Despite the hamlet's hilltop location, homes are shielded from view by hedgerows and mature trees. Wide ranging views are offered across the surrounding rural landscapes, further embedding Tasley into its landscape.



80 - 125m elevation

Removing barriers to movement

Barriers to movement in the NA include blocked footpaths, the physical barrier presented by the A458, and a lack of public transport options. How could new development help to create better connectivity and improve the character of gateway sites?



A rural landscape featuring a green field in the foreground, a brick house with a chimney in the middle ground, and a utility pole with power lines in the background under a cloudy sky. A large, dark teal circular graphic is overlaid in the center of the image.

Tasley character study

03

3. Tasley character study

This chapter presents an analysis of seven character areas identified within the Tasley Neighbourhood Area (NA) - refer to Figure 29.

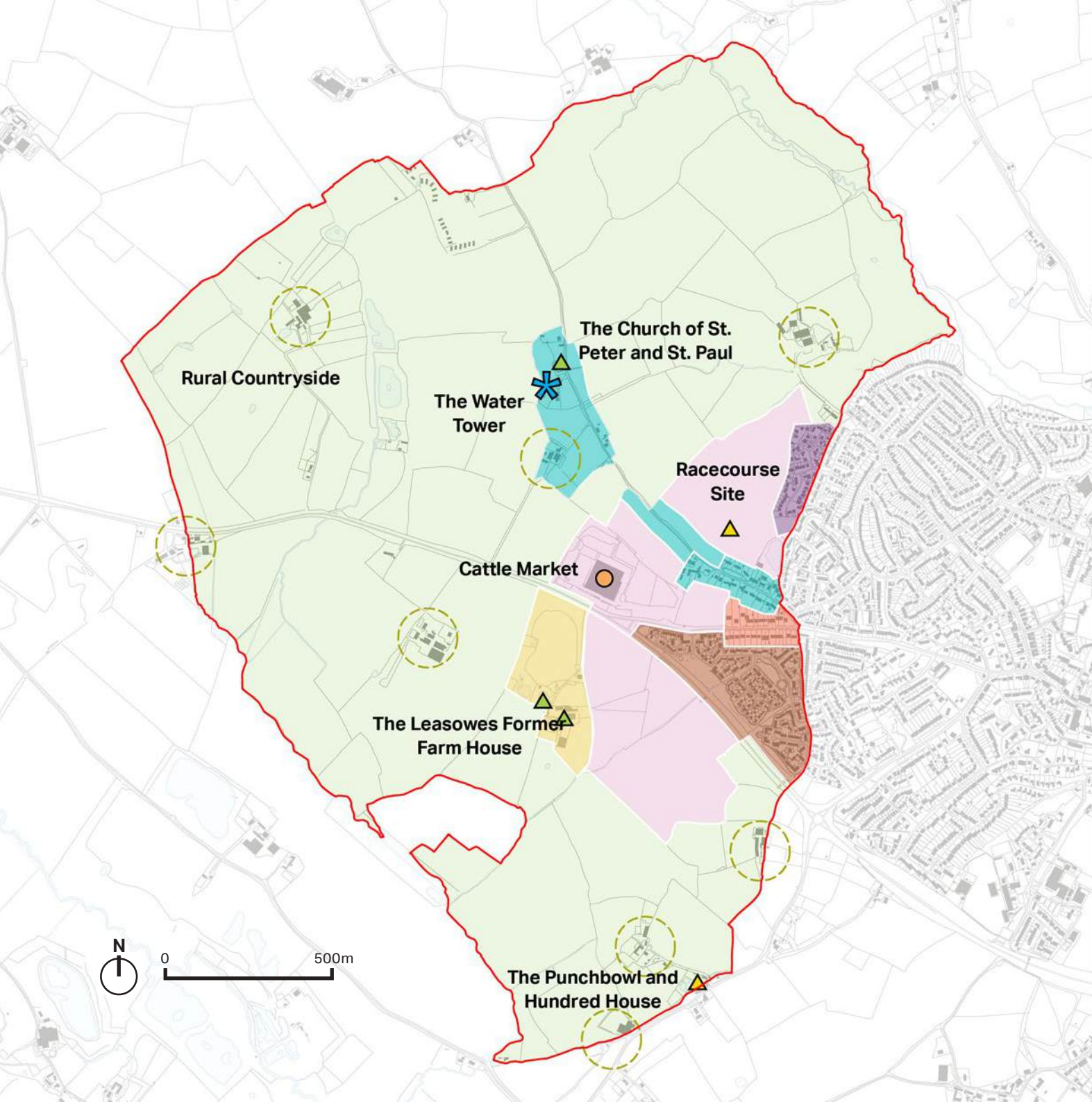
3.1 Understanding Tasley's character areas

This character assessment helps us understand both the landscape setting and the detailed pattern of settlement growth across Tasley, and how these settings translate into character features. New development proposals may require a subtly different design response based on their specific local context within Tasley.

3.2 A study of Tasley's character areas

The following descriptions give a broad understanding of the existing character areas found in Tasley. A character study has been completed for each area within the following pages of analysis:

- 1 Tasley hamlet and Church Lane**
Tasley hamlet consists of two groups of isolated dwellings, a church, and a graveyard - centred around Church Lane. There is a green gap before the continuation of housing along Church Lane, meeting the edge of Bridgnorth. The setting maintains a rural feel with few pavements and mature hedgerow boundaries.
- 2 Wenlock Road**
Large, detached houses dating from 1920's to modern, set within generous plots. Significant but consistent setbacks from Wenlock Road create extensive front gardens. Wenlock Road is a busy road, with footpaths on both sides.
- 3 Tasley Park**
Encompasses a late 20th Century development on the edge of Bridgnorth, of bungalows and 2-storey homes. An 'inward looking' cul-de-sac layout with one point of access from Hook Farm Road.
- 4 Wenlock Rise**
An area of 21st Century residential development of 2-3 storey homes. An 'outward looking' cul-de-sac layout with one access point to the development from Wenlock Road.
- 5 The Leasowes**
A Grade II listed building and its associated large landscaped grounds. An important heritage asset for the locality.
- 6 Future development sites**
Includes the proposed 'Tasley Gateway' development of 550 new dwellings and a range of associated services and facilities, including an employment allocation.
- 7 Open countryside**
Much of the NA consists of open farmed countryside, with associated farmhouses and farm buildings.



- 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

Figure 29: Existing character areas plan (includes future development sites) - the boundaries follow plot edges or linear features from Ordnance Survey mapping where possible.

1 3.3 Area 1 characteristics: Tasley hamlet and Church Lane

Includes:

- **Tasley hamlet:** The remains of the historic hamlet of Tasley, focused around the parish church (St. Peter and St. Paul) along the ridge-line, and associated development.
- **Church Lane:** One of the gateways/transitions between Tasley/Bridgnorth with informal alignment and organic layout of plots and buildings.

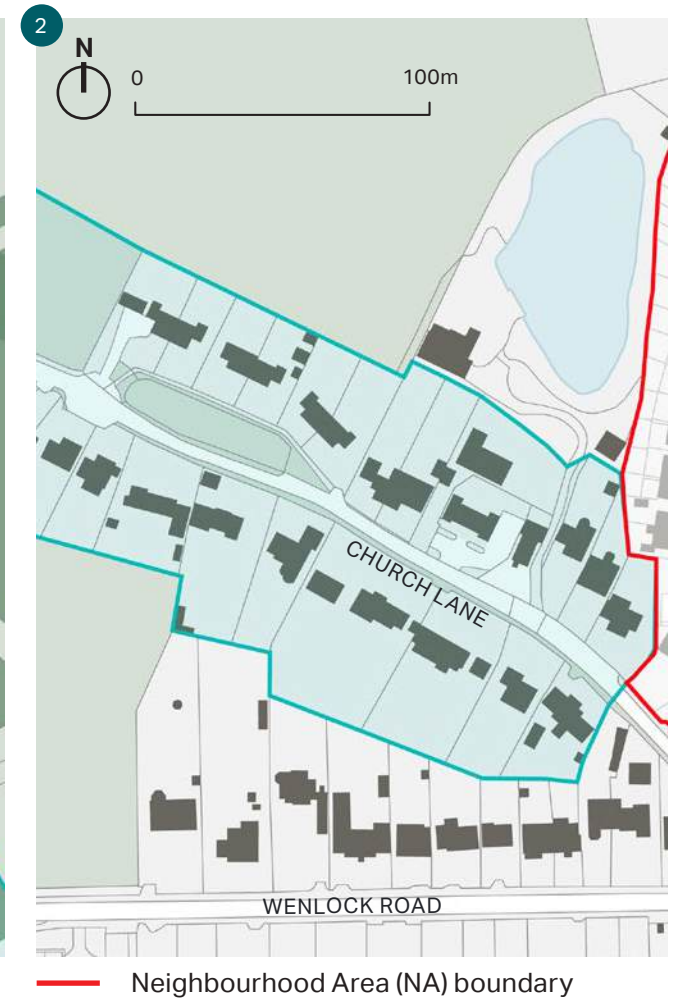


Figure 30: Location of the character area and the figure ground extract.



Area 1 boundary

Figure 31: Tasley hamlet figure ground extract.



Neighbourhood Area (NA) boundary

Figure 32: Church Lane figure ground extract.

Topic and sub-topics	Written analysis outlining the characteristics of the area
<p>Uses: Types of development Community amenities Heritage assets</p>	<ul style="list-style-type: none"> • Largely private, single family occupation housing. Some former/existing council housing. • Community buildings including the historic Tasley Village Hall, and the Grade II* listed Parish Church of St. Peter and St. Paul (and associated graveyard).
<p>Movement: Street pattern Multi-modal travel Parking Public transport</p>	<ul style="list-style-type: none"> • The junction between Wenlock Road and Church Lane acts as a gateway/transition between Tasley and Bridgnorth. • Church Lane has a rural character, lined by hedgerows, and no footways. • All except the former council housing with off road parking. Communal garages for the council houses. • No public transport running through area, but close proximity to bus services into town centre (Sydney Cottage Drive or Wenlock Road).
<p>Built form: Density / Plot ratio Block type Building types Urban grain Setback & plot boundaries Height Roofscape</p>	<ul style="list-style-type: none"> • Low density linear development ranging from isolated homes to 15 Dwellings per Hectare (dph). Single dwelling deep streets, with no defined blocks. • Rural development character, with informal alignment and organic layout of plots and buildings. • Typically large plots, ranging in size from 15m (W) x 35m (D) to 55m (W) x 70m (D). • Predominantly detached (two storey) homes, although a small grouping of semi-detached homes, and some converted farm buildings. • A wide variety of setbacks (some homes directly fronting road, and some accessed by long tracks). Some consistency in setback to the south of Church Lane. • Dwellings are varied in design and materials but mostly multi-toned, red-brown brick (specifically Broseley brick) or render. Steep pitched roofs mainly featuring plain clay rooftiles. • Other locally characteristic architectural features include gabled dormer windows, decorative ridge tiles, and variety in chimney placement.
<p>Landscape: Landscape character Open spaces Tree planting Views Landmarks</p>	<ul style="list-style-type: none"> • Church Lane rises to a high point of over 125m, at the site of the parish church. Long-ranging views are offered across the surrounding landscape in all directions. • The Water Tower is a landmark feature, which can be seen on the hilltop from surrounding settlements. • Mature trees, hedgerows, and planting, alongside grass verges give routes a rural character and produce a sense of 'enclosure'. • Large mature front and rear gardens.

Table 02: Outlining the characteristics of character area 1: Tasley hamlet and Church Lane.

3.3.1 What good looks like

The following images display existing elements of good character and design at various scales, including the streetscene, views, architectural details, and boundary treatments.

Streetscene



Figure 33: To the north, Church Lane is a single track rural lane lined by hedgerows. Isolated homes are intermittently spaced.



Figure 34: Although there is more development to the south of Church Lane, the road maintains its rural feel, being lined with hedgerows and mature planting.

Views and landscape features



Figure 35: Located close to the highest point in the NA, The Water Tower is a landmark feature which stands out on the skyline.



Figure 36: From the parish church, wide ranging views are offered across the surrounding rural landscape. Primarily farmland with some pockets of woodland.



Figure 37: There is a strong sense of tree cover associated with rural buildings - providing shelter and screening. Roofscape features can be glimpsed through the trees.

Materials and details



Figure 38: Roofscapes and detailing are varied across the NA. Here, 'eyebrow' detailing along the eave line is a unique arts & crafts style architectural detail.



Figure 39: This modern refurbishment has referenced characteristic gabled dormer windows. Multi-tonal red brick and plain clay tiles are also in-keeping.



Figure 40: There are a variety of chimney placements and styles on show, including chimney stacks tied to gable ends, as seen here.

Setbacks and boundaries



Figure 41: This home has a medium setback, with stone walls and hedgerows creating a 'soft' but well-defined boundary with the road.



Figure 42: This home has a minimal setback, with a gable fronting directly onto the road. Timber picket fencing marks the boundary where the frontage steps back.



Figure 43: Hedgerows, mature planting, and wooden picket fencing remain common boundary treatments to the south of Church Lane.

3.3.2 Evaluation

The following boxes outline the issues and opportunities present within this character area.



Tasley hamlet



Church Lane

Figure 44: Aerial photographs of the character area.

Issues

- Protecting the existing environmental setting of these isolated groups of rural dwellings.
- Ensuring any alterations, extensions, redevelopment and infill development are sufficiently in keeping.
- Church Lane development pressure - Linear plot infills and continuation of development along Church Lane (within Tasley Gateway) - self-build plots rural transition out towards Tasley hamlet.
- Long term upkeep of the parish church, graveyard, monuments and trees. Also a need for additional cemetery space.
- Pedestrian safety at the junction of Wenlock Road and Church Lane.
- The proposed closing off of Church Lane to through traffic under the Tasley Gateway proposals.
- Long term future of Tasley Village Hall - only able to host small events due to limited space and parking. Run by volunteers.

Opportunities

- A much slower pace and scale of growth, compared to urban areas on the edge of Bridgnorth.
- Possible residential extensions and residential related buildings in the grounds of existing houses. Some opportunities for redevelopment and infill plots.
- Possible for some existing buildings to have a change of use to other residential uses such as apartments.
- Space to expand existing cemetery if required.
- Identify, protect, and enhance important mature trees and hedges.
- Maintain and improve the historic network of recreational links (footpaths, bridleways, and rural lanes) to the surrounding countryside.
- Could these areas provide precedents or details for the Tasley Garden Village or Tasley Gateway developments? Church Lane is a more suitable rural lane precedent for 'traditional Tasley' and contains some suitable scales and types of building, styles and details to consider.

2 3.4 Area 2 characteristics: Wenlock Road

One of the gateways/transitions between Tasley/Bridgnorth, with straight road alignment and formal footways on both sides of the carriageway.

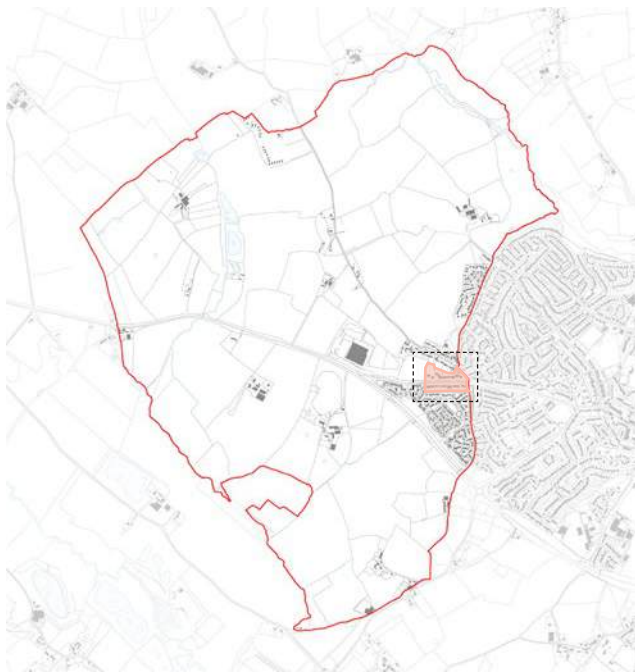


Figure 45: Location of the character area and the figure ground extract.



Figure 46: Wenlock Road figure ground extract.

- Neighbourhood Area (NA) boundary
- Area 2 boundary

Topic and sub-topics	Written analysis outlining the characteristics of the area
<p>Uses: Types of development Community amenities Heritage assets</p>	<ul style="list-style-type: none"> Residential street with a mixture of large, detached houses dating from 1920's to modern.
<p>Movement: Street pattern Multi-modal travel Parking Public transport</p>	<ul style="list-style-type: none"> Wenlock Road is a busy route which connects to the A458 to the west and Bridgnorth Town Centre to the east. The junction between Wenlock Road and Church Lane acts as a gateway/transition between Tasley and Bridgnorth. Route 436 bus runs along Wenlock Road, connecting Bridgnorth and Shrewsbury. The closest bus stop is to the east of the NA boundary, north of Portman's Way. Formal footways provided on both sides of the carriageway of between 2-3m in width. A footpath connects Wenlock Road to Wenlock Rise (to the east), through Trevithick Close. All homes with off road (on plot) parking provision.
<p>Built form: Density / Plot ratio Block type Building types Urban grain Setback & plot boundaries Height Roofscape</p>	<ul style="list-style-type: none"> Low density, planned linear development ranging from 10 to 15 Dwellings per Hectare (dph). Typically large plots, ranging in size from 10m (W) x 45m (D) to 25m (W) x 85m (D). Predominantly detached (two storey) homes, although some bungalows. Single dwelling deep streets. Relatively consistent building lines, with variation in places of up to 5m. There are some exceptions with larger setbacks to the northwest of the area. Varied in design and materials but mostly brick or render facades. A mixture of roofing materials used. Characteristic architectural features include arched brick doorway details (with recesses), projecting gabled porches, hipped and gables roofs.
<p>Landscape: Landscape character Open spaces Tree planting Views Landmarks</p>	<ul style="list-style-type: none"> Large mature front and rear gardens. Mature trees, hedgerows, and planting define the front of plots and screen development from view - giving routes a rural character and producing a sense of enclosure. Many plots divided (to the sides and rear) by hedgerows and mature trees.

Table 03: Outlining the characteristics of character area 2: Wenlock Road

3.4.1 What good looks like

The following images display existing elements of good character and design at various scales, including the streetscene, views, architectural details, and boundary treatments.

Streetscene



Figure 47: Wenlock Road is a two lane road with footpaths on both sides of the carriageway.



Figure 48: Boundary treatments are mixed and include red brick walls, hedgerows, mature planting, and fencing.

Built form



Figure 49: Plot widths and building lines are relatively consistent, which gives a sense of uniformity to the street, despite differences in architectural style.



Figure 50: Homes have generous setbacks from the road, with front gardens and areas of hardstanding for parking.



Figure 51: Mainly detached homes with a mix of architectural detailing. A notable recurring feature is arched brickwork detailing around entranceways.

3.4.2 Evaluation

The following boxes outline the issues and opportunities present within this character area.



Figure 52: Aerial photograph of the character area.

Issues

- Pedestrian safety at the junction of Wenlock Road and Church Lane.
- Ensuring any infill plots are developed in keeping in scale and character.
- Many trees and hedges worthy of retention.

Opportunities

- Much opportunity for extensions to houses and addition of outbuildings.
- Maybe opportunities for conversion of larger houses to apartments.
- Could Wenlock Road provide precedents or details for the Tasley Garden Village or Tasley Gateway developments? (already strong influence on and connection to Wenlock Rise). Wenlock Road is a 'planned', grander scale, high-value street that could serve as a model for one type of street (e.g. primary street).

3

3.5 Area 3 characteristics: Tasley Park

Small-scale cul-de-sac development with modern-traditional pastiche, including applied timber details which although not truly authentic, nevertheless add variety and detail.

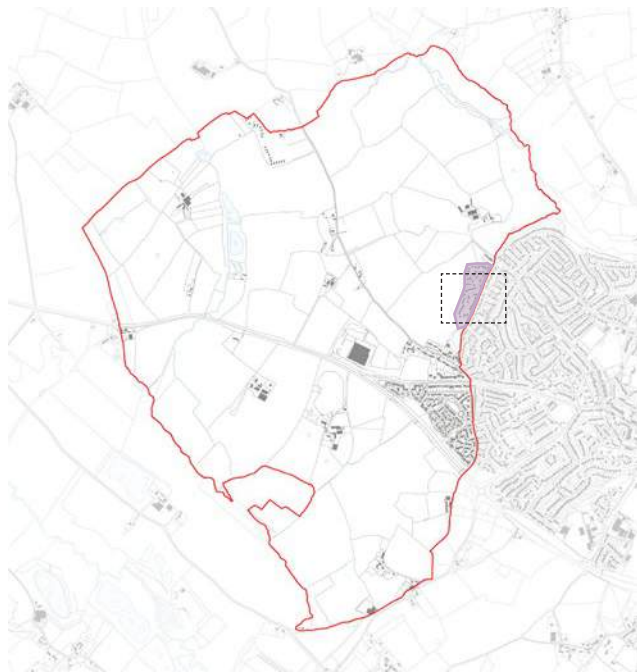


Figure 53: Location of the character area and the figure ground extract.



Figure 54: Tasley Park figure ground extract.

- Neighbourhood Area (NA) boundary
- Area 3 boundary

Topic and sub-topics	Written analysis outlining the characteristics of the area
<p>Uses: Types of development Community amenities Heritage assets</p>	<ul style="list-style-type: none"> • Primarily residential, consisting of owner-occupied and private rent. • One wooded communal landscaped area owned by Tasley Parish Council. • Adjacent to the site for the proposed Tasley Gateway development (to the west).
<p>Movement: Street pattern Multi-modal travel Parking Public transport</p>	<ul style="list-style-type: none"> • Generally poor road, cycle and pedestrian connectivity (permeability) with adjacent developments. Poor access to bus route into town centre. • Road network consists of a series of cul-de-sacs, with one vehicular access point from Hook Farm Road. • Additional pedestrian footpath connections to the north and south, although these are not well overlooked. • Footways on both sides of the carriageway of between 1-2m in width. Parked cars on footways reduce width in many areas. • Most homes have front-of-plot parking, some offset to the side of the property. Some homes with integral garages. • Currently no connections to Tasley Gateway scheme proposed. Some opportunities to create connections with Marchwood Close or Abbeyfield?
<p>Built form: Density / Plot ratio Block type Building types Setback & plot boundaries Heights Roofscape</p>	<ul style="list-style-type: none"> • Mid-density suburban style development ranging from approximately 25 - 35 Dwellings per Hectare (dph). • 1980's detached/semi-detached bungalows and 2-storey homes with brick facades (some timber detailing - pastiche or nod to traditional depending on taste) and pitched pantiled roofs. • Informally arranged development blocks with plots ranging in size from 6m (W) x 20m (D) to 18m (W) x 30m (D). • Majority of homes present rear boundaries to the countryside/Tasley Gateway site. • Shallow roof pitches with some door canopies and projecting porches. Some homes have been retrofitted with solar panels. • Few boundary features. Where boundaries are defined, this is often through informal planting or low hedgerows.
<p>Landscape: Landscape character Open spaces Tree planting Views Landmarks</p>	<ul style="list-style-type: none"> • Abuts open countryside to the west - now with planning consent for the Tasley Gateway development. • Most homes have front gardens covering at least 50% of the frontage. However, some have been paved over to create more room for parking. • Some trees within plots but no street trees.

Table 04: Outlining the characteristics of character area 3: Tasley Park

3.5.1 What good looks like

The following images display existing elements of good character and design at various scales, including the streetscene, views, architectural details, and boundary treatments.

Streetscene



Figure 55: Variation in setback and building line creates visual interest. Where boundary features exist, these usually consist of informal planting.



Figure 56: Parking is mainly offset to the side of properties, meaning frontages are not dominated by parking. Front gardens contribute to green streets.

Built form



Figure 57: An example of an extension to a property which follows the existing form, scale and materials.



Figure 58: Despite differences in house typology, consistent application of materials and architectural features creates a unified scheme.



Figure 59: Some properties have been retrofitted with solar panels. A mixture of 1-2 storey homes.

3.5.2 Evaluation

The following boxes outline the issues and opportunities present within this character area.



Figure 60: Aerial photograph of the character area.

Issues

- Limited public open space.
- Poor links to surrounding housing.
- Poor public transport links.
- No road, cycle or pedestrian connections proposed to the Gateway scheme.
- Appearance - Applied pastiche detailing / nod to the traditional depending on architectural taste.

Opportunities

- Possibility of pedestrian & cycle links into proposed Tasley Gateway scheme.
- Some limited potential for infill and redevelopment.
- House extensions possible.
- Scope to enhance the biodiversity of the Lake and the Parish Council owned wooded area.

4 3.6 Area 4 characteristics: Wenlock Rise

21st Century residential development forming an urban extension to Bridgnorth, located within the Tasley NA and accessed from Wenlock Road. A housing developer scheme with a variety of scales of spaces, building types, materials and details. There is a strong landscape structure with variety of open spaces and areas of planting.

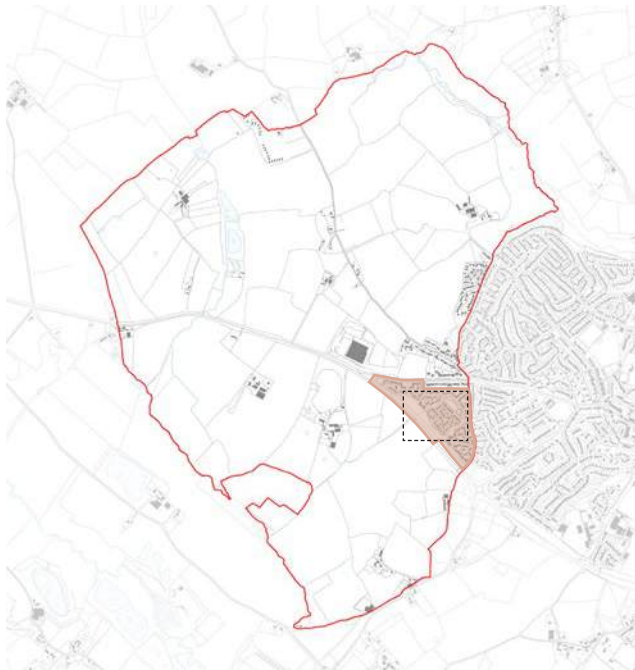


Figure 61: Location of the character area and the figure ground extract.



Figure 62: Wenlock Rise figure ground extract

Area 4 boundary

Topic and sub-topics	Written analysis outlining the characteristics of the area
<p>Uses: Types of development Community amenities Heritage assets</p>	<ul style="list-style-type: none"> • Primarily residential - consists of a mix of 1-3 storey family homes, with some three storey townhouses and flats. • Predominantly owner occupied with some private and Housing Association rent. • No retail or other communal facilities provided.
<p>Movement: Street pattern Multi-modal travel Parking Public transport</p>	<ul style="list-style-type: none"> • Partially connected pattern of streets, spaces and paths aligned to the green network. A network of cul-de-sacs accessed from either Ludlow Road (Bridgnorth) or Wenlock Road, with no through routes. • A good network of public footpaths throughout the scheme. However, some isolated and not overlooked/not well lit (don't feel safe). Two footpath links not surfaced. • A clear street hierarchy with different characters, and generally a good sense of enclosure. • Variety of parking solutions including on-plot, courtyards, and attached garages. Some issues identified with on street parking blocking footpaths (due to rear court typology? / garages used as storage). A few non-screened blocks of parking and blank (not overlooked) back courts.
<p>Built form: Density / Plot ratio Block type Building types Urban grain Setback & plot boundaries Height Roofscape</p>	<ul style="list-style-type: none"> • Blocks are mixed – courtyard / perimeter blocks form a pattern of medium density (high for rural Tasley). Some block layouts not fully resolved and undermine streetscene. • Medium-high density ranging from 25- 50 Dwellings per Hectare (dph). • Informally arranged development with plots ranging in size from 4.5m (W) x 20m (D) to 12m (W) x 25m (D). • Detached, semi-detached and terraced homes with some consistency in building line. Where variation occurs, this is generally a maximum of 3m. • Good variety of type and tenure, including town houses and flats. More aligned to Bridgnorth context that is adjacent, rather than rural Tasley. Some feel slightly too built up for the edge location. • Boundary treatments vary by street/character. Include: 1: Low wall, brick piers and rails, 2. Black painted rails, 3. Small front gardens, 4. Privacy strip (gravel-planted). • Good animation to the street with a range of architectural details including porches, stone sills/ lintels, and dormer windows. No chimneys and imitation bricked-up windows are unconvincing. • Mostly good quality materials and finishes (red brick, cream render and plain clay tiled roofs), however some pastiche (timber) detailing, and not always locally specific. Details such as plastic porches on some homes. Overall, the place could still be anywhere and is not clearly linked to Tasley or Bridgnorth.
<p>Landscape: Landscape character Open spaces Tree planting Views Landmarks</p>	<ul style="list-style-type: none"> • Public realm includes a variety of spaces, from formal to informal. Includes: shared surfaces lanes/ squares, and pocket parks. • Substantial connected green network including a variety of types and scales of green space. From front gardens and 'incidental' pockets of landscaping, to more formalised parks. Screened and partially noise protected from the A458 by-pass by areas of landscaping. • Scheme includes SuDS and swales (managed by Shropshire Council), and new street trees, planted within grass verges. • One play area adopted by Shropshire Council at the centre of the scheme. within an area of parkland. A well designed area overlooked by homes, bounded by hedgerows and trees, and provided with seating.

Table 05: Outlining the characteristics of character area 4: Wenlock Rise

3.6.1 What good looks like

The following images display existing elements of good character and design at various scales, including the streetscene, architectural details, green spaces and boundary treatments.

Homes



Figure 63: A range of typologies from detached to terraced to apartments - providing a range of sizes and price points for residents.



Figure 64: A mix of styles and detailing helps to create variation in character. A consistent palette of materials helps unify the scheme.

Streetscene



Figure 65: Well defined boundaries create front gardens. Buildings increase in height to mark a gateway location at the junction between Wenlock Road and Wenlock Rise.



Figure 66: A clear street hierarchy with different characters, including more rural style pedestrian 'access' lanes.



Figure 67: Street widths create a well-defined sense of enclosure (here approximately 1:1), helping to create a 'human scale' neighbourhood.

Materials and details



Figure 68: A locally characteristic mix of (multi-tonal) red brick and pale render. Architectural features such as dormer windows sparingly used.



Figure 69: Boundaries generally well defined through a mixture of hedgerows, planting, and black painted railings, and privacy strips.



Figure 70: Bricked up windows are unconvincing, with a lack of depth. The large area of inactive facade reduces overlooking and feelings of safety.

Green/open spaces



Figure 71: Green space (and playground) is overlooked by surrounding properties, enhancing safety. Mature trees retained as part of the scheme.



Figure 72: Residents seem to have taken ownership of 'incidental' pockets of open space to create communal spaces to gather, not originally designed in.



Figure 73: SuDS well incorporated as part of a 'green buffer' between development and the A458. Areas to rest provided next to green spaces.

3.6.2 Evaluation

The following boxes outline the issues and opportunities present within this character area.



Figure 74: Aerial photograph of the character area.

Issues

- Parking provision proving inadequate leading to parking on footpaths and landscaped areas.
- Two footpath links to adjacent developments in need of paving and lighting.
- Long-term maintenance of the unadopted courtyards in the hands of resident management companies.
- Inconsistent level of design detail and finishes on house types (plastic porches on some – must be avoided on future developments).
- Inconsistent housing layout design principles and patterns of blocks, plots, buildings and parking in places, creating some awkward relationships.

Opportunities

- Little room for any major changes due to high density
- House extensions possible to the larger houses. (Risk – large box dormers / overlooking, crammed extensions.)
- Possibly limited infill opportunities.
- Possible sites for additional residents parking.
- Seek funding for surfacing and lighting of the two footpath links from Trevithick Close to Wenlock Road and from Wenlock Rise to Portmans Way.

5 3.7 Area 5 characteristics: The Leasowes

The Leasowes is an early 19th Century building set within its own landscaped gardens, which were designed to 'borrow' views of the surrounding countryside.

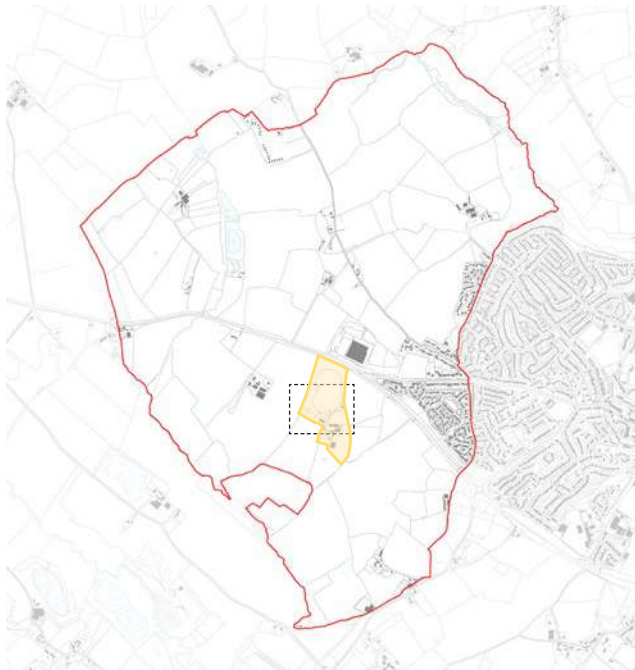


Figure 75: Location of the character area and the figure ground extract.



Figure 76: The Leasowes figure ground extract □ Area 5 boundary

Topic and sub-topics	Written analysis outlining the characteristics of the area
<p>Uses: Types of development Community amenities Heritage assets</p>	<ul style="list-style-type: none"> This includes two grade II listed historic buildings and associated farm buildings - informally set within landscaped grounds, and rural fields. Area is surrounded by the Tasley Garden Village development proposals.
<p>Movement: Street pattern Multi-modal travel Parking Public transport</p>	<ul style="list-style-type: none"> Vehicular access down a small (single vehicle width) lane accessed from the south of the A458. The entrance is marked by a low brick wall, with metal railings. Lane is lined by green verges, mature hedgerows and trees, creating an enclosed avenue with a rural feel. No Public Rights of Way (PRoWs) throughout the area.
<p>Built form: Density / Plot ratio Block type Building types Urban grain Setback & plot boundaries Height Roofscape</p>	<ul style="list-style-type: none"> The Leasowes is an early 19th Century, 2-storey building. Brick with hipped slated roof and brick stacks; 3 sash windows to front with moulded lintels; heavy Tuscan pillared porch with stuccoed cornice and elaborate voluted parapets with bold lined eaves. The former farmhouse at the Leasowes is probably 17th Century. The farmhouse, later divided into two cottages, is timber framed (and brick) 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. In addition to the listed buildings, the area includes a collection of agricultural buildings with large floorplates. Buildings create a courtyard off the main access lane. Boundary treatments include hedgerows, planting, and black metal estate fencing.
<p>Landscape: Landscape character Open spaces Tree planting Views Landmarks</p>	<ul style="list-style-type: none"> The landscaped gardens were designed to 'borrow' views of the surrounding countryside. A lake and pond to the west of the site. A singular home terminates the view along the access lane (southwards). Tree cover is strongly associated with the edges of the area. To the north, trees create a buffer with the A458. To the east trees line either side of the access lane. To the west, trees are grouped along the field boundary. Trees are predominantly located within hedgerow field boundaries, although some specimen trees have been retained within fields.

Issues

- Need to ensure continued protection of the building and its setting from inappropriate development.
- Need to offer best possible protection for its associated landscaped area, currently not statutorily protected.

Opportunities

- Enhance the biodiversity of the grounds.
- Encourage owners to allow a degree of public use and access to the grounds.
- Listed buildings as potential precedents for development style
- Links to the Garden Village proposal? Central location means it could act as a 'green heart' Incorporation as a kind of central park with routes through, as part of a centre, in combination with the Tasley Gateway?

Table 06: Outlining the characteristics of character area 5: The Leasowes

6

3.8 Area 6 characteristics: Future development sites

The boundaries of this area broadly follow the proposed 'Tasley Gateway' site. A Hybrid/outline application (2105023/OUT) was submitted in October 2021 with all matters except access reserved. The proposed mixed-use development is to contain up to 550 dwellings and a range of associated services and facilities, including an allocated area of employment land. Please see the following page for more information on the Tasley Gateway scheme.

Currently the land is predominantly rural farmland and shares many characteristics with the open countryside character area. The Bridgnorth Livestock Market is also located within this area - an existing employment site which contains a livestock & auction centre, alongside being home to a number of small businesses.



Figure 77: Future development sites location, figure ground and aerial extracts.

3.8.1 Tasley Gateway

The adjacent plan shows the boundary of the Tasley Gateway development and associated development plots. The scheme is expected to be delivered across several phases, including:

Phase 1: including the A458 roundabout and Spine Road north

Phase 2: Plot 1 housing

Phase 3: Plot 7 housing and partial neighbourhood centre, including foodstore and pub.

Phase 4: Relocation of livestock market, Spine Road South and employment.

Phase 5: Plots 2, 3, 4, 5, 6, housing and remainder of neighbourhood centre.

A reserved matters application for Phase 2 (plot 1 housing) and Phase 3 (plot 7 housing) - 24/01598/REM - was submitted in April 2024, with reserved matters approval granted by Shropshire Council in 2025. At the time of writing, reserved matters applications for the remainder of Phase 3, alongside Phases 4, 5, and 6 are yet to be submitted.

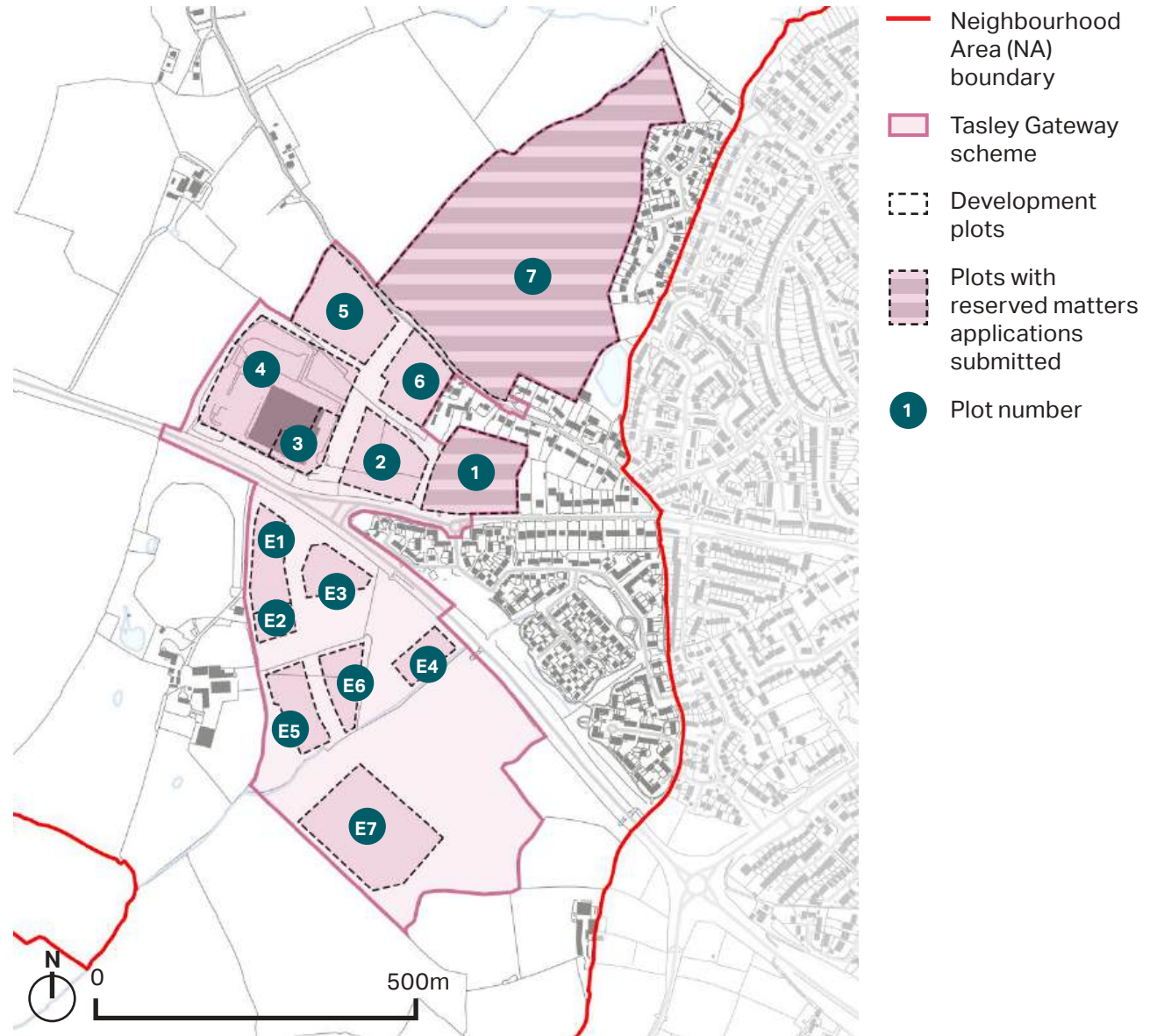


Figure 78: Diagram indicating the Tasley Gateway scheme boundary and development plots. Info taken from documents associated with Outline Planning Application 21/05023/OUT.

Topic and sub-topics	Written analysis outlining the characteristics of the area
<p>Uses: Types of development Community amenities Heritage assets</p>	<p>Existing</p> <ul style="list-style-type: none"> Primarily rural farmland (arable) Includes the Livestock Market site. <p>Proposed Tasley Gateway</p> <ul style="list-style-type: none"> To include up to 550 dwellings, a 60 bed Extra Care facility, up to 12 self-build plots, a foodstore, neighbourhood centre, hotel, pub, petrol station, and relocated livestock market, alongside general business uses. The housing element is proposed to include affordable housing at 20% as the prevailing target. Tenure split is to be agreed.
<p>Movement: Street pattern Multi-modal travel Parking Public transport</p>	<p>Existing</p> <ul style="list-style-type: none"> The A458, Wenlock Road, and Church Lane provide vehicular access through this area. Public Rights of Way (PRoWs) run through the proposed employment area. <p>Proposed Tasley Gateway</p> <ul style="list-style-type: none"> The development proposes access by a new roundabout junction where Wenlock Road meets the A458. The roundabout will provide a new north and south access into the development areas and will function as a gateway into Bridgnorth. A network of streets with a clear hierarchy from spine road to tertiary access lanes.
<p>Built form: Density / Plot ratio Block type Building types Urban grain Setback & plot boundaries Height Roofscape</p>	<p>Existing</p> <ul style="list-style-type: none"> Livestock Market a singular large industrial building with a large footprint, surrounded by hardstanding for parking. Views towards the Leasowes from proposed development site. <p>Proposed Tasley Gateway</p> <ul style="list-style-type: none"> Modern traditional design, with two storey red brick homes with pitched roofs. Residential development with a mix of house types comprising detached, semi-detached, linked terraces and apartments. Residential development with density between 30-45 dwelling per hectare (dph) and up to 60 dwellings per hectare (dph) at neighbourhood centre.
<p>Landscape: Landscape character Open spaces Tree planting Views Landmarks</p>	<p>Existing</p> <ul style="list-style-type: none"> Rural landscape with few buildings, and a mixture of field enclosure shapes and sizes. Undulating topography and mature boundary hedgerows with occasional specimen trees. Trees - a mixture of species including oak, ash, hawthorn and blackthorn identified as dominant in the wider landscape, with lower numbers of sycamore, willow and hazel. <p>Proposed Tasley Gateway</p> <ul style="list-style-type: none"> Trees with preservation orders will be protected and, wherever possible, existing trees and hedgerows will be retained. Tree cover to generally be increased across the site. New landscaping to include groups of parkland trees, structural planting, wild-flower meadows, and species rich margins and woodland edge, where appropriate. Site to include SuDS.

Table 07: Outlining the proposed characteristics of character area 6: Future development sites

3.8.2 What good looks like

The following images display existing elements of good character and design at various scales, including the streetscene, views, architectural details, and boundary treatments.

Employment



Figure 80: The approach and site edges are tree lined, which screens employment buildings/car parking from view in the wider landscape.



Figure 82: The existing Livestock Market building is only one storey in height, allowing it to 'nestle' into the landscape below the treeline.

Views and landscape features



Figure 79: Numerous mature specimen trees located centrally in fields - new development should retain and make a feature of these.



Figure 81: Field and roadside boundaries characteristically include mature hedgerows and trees.



Figure 83: Tasley's houses and The Water Tower are prominent features and can be seen from Bridgnorth edge neighbourhoods.

3.8.3 Evaluation

The following boxes outline the issues and opportunities present within this character area.

Issues

- How to ensure the design of the development remains of a high standard.
- How to ensure good road, cycle and footpath connectivity with existing development is provided.
- How to ensure landscaped areas and play areas are high standard and maintained long term.
- How to ensure non-residential uses are all provided and as early as possible in the development.

- How to ensure area is best served by bus services.
- How to secure provision of the allotment site shown on the masterplan, which is not secured in the planning permission.
- How new development responds to the settlement edge is a key consideration - including integration of green buffers and maintaining separation between settlements.
- How to ensure drainage issues relating to surface water drainage, identified by Tasley Council and residents are addressed.
- How to ensure the issue of protection of the otters known to visit the lake habitat identified by Tasley residents and Parish council is addressed.

Opportunities

- Provide new links into existing adjoining housing estates.
- The proposed highway improvements on the A458.
- Additional landscaped areas secured. Possible allotments provision.
- Extensions possible to future houses.
- Provision of some affordable and houses for rent.
- Potential to reinforce the character of rural Church Lane and the rural edge with self-build plots.
- Potential to engage / joined- up plan with the Tasley Garden Village emerging proposal.
- Ensuring that plots are designed to support health and wellbeing of their residents by including adequate garden spaces - providing space to play and opportunities for growing.
- New edge of settlement development has the potential to become 'gateway' locations - setting the character on the approach to Tasley.

7 3.9 Area 7 characteristics: Open countryside

A large part of the Tasley Neighbourhood Area (NA) is open countryside, and this will remain so even if the proposed Tasley Garden Village development goes ahead.

The area defined as open countryside is not 'Green Belt' in planning policy terms and does not therefore have the degree of protection from inappropriate development as if it was Green Belt.

Nevertheless, even as open countryside some new development is permissible under current national and local planning policies. Such developments as agricultural buildings, justifiable new farmhouses and houses for other essential agriculturally related homes, extensions, barn conversions and 'Rural Exception' sites under current Shropshire Planning Policies are all possible.



Figure 84: Open countryside location, figure ground and aerial extracts.

Topic and sub-topics	Written analysis outlining the characteristics of the area
<p>Uses: Types of development Community amenities Heritage assets</p>	<ul style="list-style-type: none"> • Much of the Parish consists of open farmed countryside, with associated farmhouses and farm buildings. Many are now not used in connection with farming but have been used or converted into residential homes. • Contains Ye Olde Punchbowl Inn and associated Hundred House opposite These are not listed, but are nevertheless notable historic buildings within the NA. The inn comprises a range of buildings of different styles and dates, but retains many original characteristics including prominent chimney stacks, and variation in eave/ridge-lines.
<p>Movement: Street pattern Multi-modal travel Parking Public transport</p>	<ul style="list-style-type: none"> • Routes range from the A458 to small (sometimes unsurfaced) rural lanes. • There are often no footpaths at the side of the carriageway, and routes are bounded by mature hedgerows and trees. • Many buildings are significantly set back from main routes and reached by long unsurfaced tracks/driveways. • All homes have on-plot parking - to the front, side or rear of the property. Outbuildings used as garages are common. • A good network of Public Rights of Way (mainly footpaths) run through the open countryside. However, in some instances these have been blocked off, or haven't been well maintained - leading to access issues.
<p>Built form: Density / Plot ratio Block type Building types Urban grain Setback & plot boundaries Height Roofscape</p>	<ul style="list-style-type: none"> • Isolated groupings of individual homes/farms, built at different time periods. This gives development clusters a mixed character, with some traditional and some more modern homes. • Most buildings are 1-2 storeys in size and detached. Rural settlement clusters often feature converted farm buildings - with clusters of outbuildings common. • Orientation is varied, with main facades not always facing the street. • Many rural buildings are of a traditional design and in the local characteristic red brick and small plain red tiled roofing. • Plots often make use of historic field patterns leading to an irregular collection of shapes and sizes. • Plot edges are 'softer' and sometimes less defined than in other areas, with natural features such as hedges and trees used as boundary treatments. • Dwellings often set back within larger plots, and screened from view by mature planting and hedgerows. Views of buildings are no more prominent than hedgerows/trees. Balance of the view is weighted towards the natural setting.
<p>Landscape: Landscape character Open spaces Tree planting Views Landmarks</p>	<ul style="list-style-type: none"> • Gentle hills cover the majority of the NA, with a high point at Tasley parish church (over 125m) offering views across the landscape. Views are filtered by hedgerows and pockets of tree cover. • A patchwork of field enclosures of different sizes and shapes. • Most fields bounded by native hedgerows (over 1m in height) including blackthorn, dog rose, holly, hazel and field maple. • Numerous pockets of woodland throughout the NA, including Tiddle Brook, Brick Kiln Plantation, Dingle Brook Corridor and The Woodlands. • Cantern Brook, Tiddle Brook, and the fishing lakes are notable water bodies within the landscape.

Table 08: Outlining the characteristics of character area 7: Open countryside

3.9.1 What good looks like

The following images display existing elements of good character and design at various scales, including the streetscene, views, architectural details, and boundary treatments.

Built form



Figure 86: Isolated grouping of buildings are located throughout the countryside. Traditionally 1-2 storeys in height, with variation in orientation and eave/ridge-lines.



Figure 88: Many buildings are set back from main roads and accessed along unsurfaced rural lanes. They can be glimpsed across fields and through hedgerows.

Landscape features and boundaries



Figure 85: Trees are often located within hedgerows, as part of field boundaries. However, some large specimen trees are also seen, set within open fields.



Figure 87: Entrances to fields and homes are often marked by rural style gates like the five-bar style seen here.



Figure 89: The surrounding countryside is gently rolling, with pockets of tree cover. Hedgerows form the majority of field boundaries.

3.9.2 Evaluation

The following boxes outline the issues and opportunities present within this character area.

Issues

- Ensuring that what development does take place is entirely in accordance with current planning policies.
- Ensuring new development takes account of its rural setting in terms of location, design and materials.
- Encouraging greater biodiversity and wildlife-friendly farming practices.
- The need to protect the countryside for its own sake, its openness and value for biodiversity.
- The need to protect and enhance public accessibility.
- The need for continued economic viability of farming.
- Finding viable uses for redundant farm buildings.
- Lack of affordable housing for farm workers.
- Need to support farm diversification.
- Need to protect existing roadside and other trees and hedges.

Opportunities

- To influence the design and materials in new buildings and barn conversions.
- New homes for people with local connections - County Council planning policy already allows for essential agricultural workers dwellings and offers opportunities for 'Rural Exception Sites' for houses for persons with local connections.
- Conversions of redundant farm buildings to dwellings are allowed.
- There is scope to extend existing dwellings.
- Farm diversification into tourist-related uses and tourist accommodation are permissible.
- Clear blocked footpaths and establish a long term maintenance system to ensure continued access.

A photograph of a stone building with a bay window and a road in the background, overlaid with a teal circle containing text. The building is made of light-colored stone and has a prominent bay window with a wooden base and dark frame. A road curves away from the building towards the right, with a grassy slope and trees in the background under a cloudy sky.

**Code areas: visions,
design principles,
guidelines and codes**

04

4. Code Areas: Visions, design principles, and codes

This chapter sets out 7 code areas for Tasley. These will be used to set out design principles and codes for new developments that address the unique landscape and built-character of each area.

4.1 Tasley's code areas

The National Model Design Code (NMDC) outlines the use of area types as a means of grouping places that share similar character, key features, or distinctive attributes.

Following site visits, desktop study and mapping exercises, area types were devised resulting in these 7 code areas. This effectively groups areas where similar types of design advice will be applicable, although some design advice will apply across the whole area.

For each code area, design visions, supporting design principles, and specific design guidelines and codes have been provided.

4.1.1 Area design visions

The visions are the guiding light for the area wide-design principles which will empower the community by reflecting their aspirations to shape their surroundings, fostering a sense of ownership and pride in their place.

4.1.2 Supporting design principles

After each of the 7 area design visions in this section are a summary set of design principles. These design principles serve as a guiding framework for the vision for each area, encapsulating how to deliver the community's key priorities.

4.1.3 Design guidelines and codes

Finally, design guidance and codes are provided for each code area, based on specific and measurable features for new development to reference and respond to. Written codes and guidance are supported by illustrations.

Please note:

- By embedding design aims and priorities into the Area Visions, the codes provide a targeted approach to place specific issues and opportunities that have been identified in the analysis, rather than a 'one size fits all' (generic design solutions) approach.
- 'Design principles' form part of the suite of design principles, design guidelines and design codes in this document. Each one addresses a different level of advice, from more strategic (principles), and flexible (guidelines) through to specific and certain (codes).

4.1.4 Design 'code areas' for Tasley

The following introductions to each code area give a description of the location and key characteristics that inform the designation. Boundaries broadly follow those set out in Section 3 (character analysis of Tasley), although some character areas have been grouped (see Figure 90).

Code area 1: Neighbourhood Area (NA)

The red line boundary indicates the entirety of the Tasley NA. The vision, principles, guidelines and codes in this code area apply to the whole NA, including any future allocated sites, infill development, and windfall development. There is a focus on residential development.

Code area 2: Tasley hamlet and Church Lane

A rural corridor that includes the remains of the original hamlet of Tasley and the rural (although much infilled with development) Church Lane which forms one of the gateways to Tasley/Bridgnorth.

Code area 3: The Leasowes

The Leasowes is an early 19th Century building set within its own landscaped gardens, which were designed to 'borrow' views of the surrounding countryside.

Code area 4: Outer suburbs

Although these developments are contiguous with Bridgnorth and extend out from the town, they very much form part of the 'dispersed Tasley Village' as described by residents. They do have a mix of more suburban (but some rural) characteristics.

Code area 5: Tasley Gateway urban extension

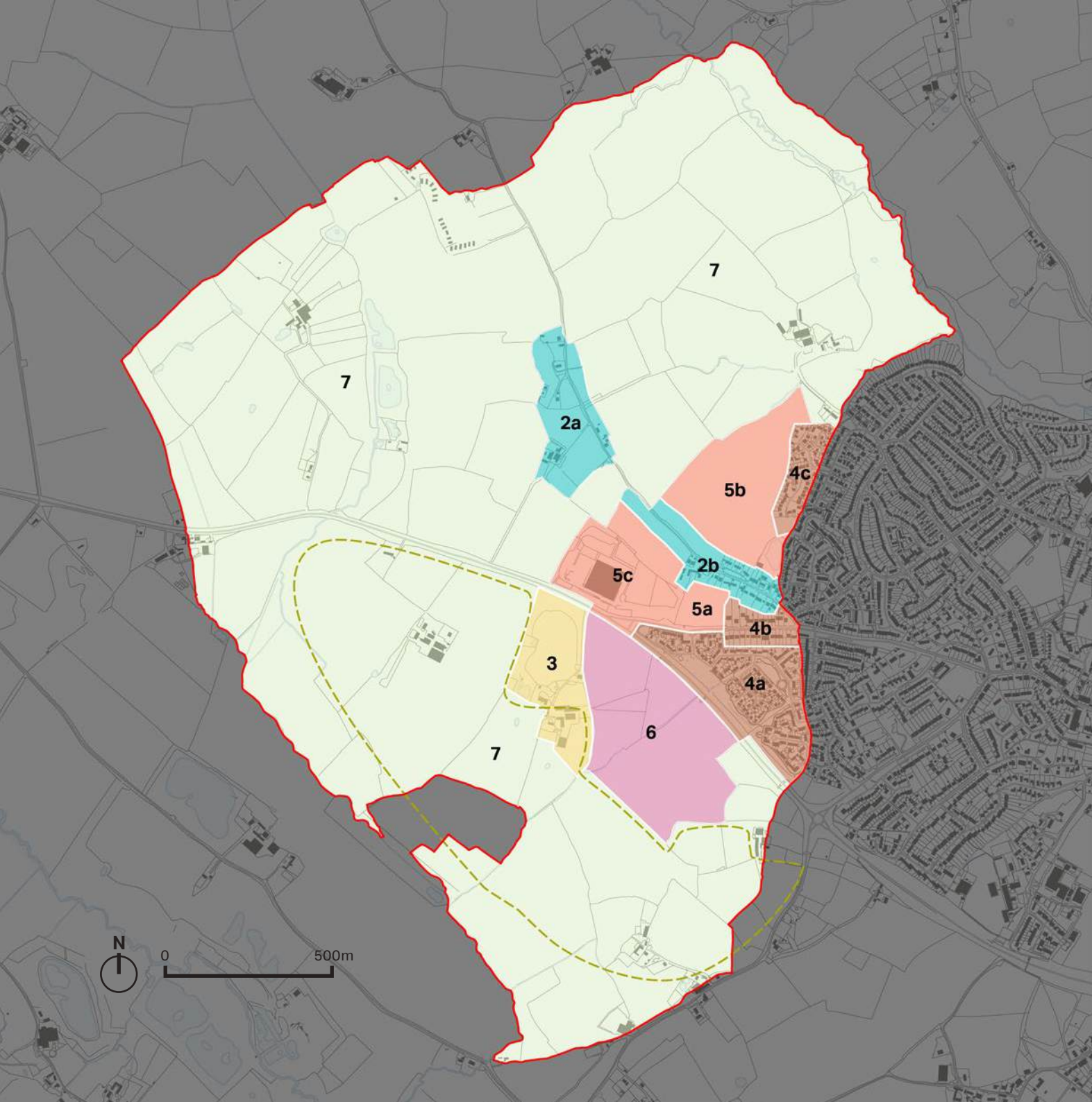
Tasley Gateway is a mixed-use development proposal with outline permission for the whole site and a reserved matters permission for phase 2 and 3 of the proposal. It includes a local centre, hotel, pub, housing and employment. The employment element is captured in the following code area.

Code area 6: Tasley Gateway employment

Part of the Tasley Gateway development is an employment allocation located to the south of the A458. This is a potential site for relocation of the Cattle Market, amongst other commercial development.

Code area 7: Rural area

The remainder, and majority of the NA is rural land, or open countryside. This includes a number of farmsteads. This area also has significant potential development pressure from the Tasley Garden Village proposal, for which there has been an outline application submitted for up to 1500 homes (see indicative outline on the plan on the following page).



Code Areas:

- Tasley hamlet and Church Lane
- The Leasowes
- Outer suburbs
- Tasley Gateway urban extension
- Tasley Gateway employment
- Rural Area
- Neighbourhood Area

Other features:

- Garden Village proposal

Figure 90: Code areas plan - the boundaries follow plot edges or linear features from Ordnance Survey mapping where possible.

4.2 Code area 1: Neighbourhood Area (NA)

The vision, principles, guidelines and codes in this code area apply to the whole NA, including any future allocated sites, infill development, and windfall development.

4.2.1 Planning considerations

These design principles, guidelines and codes will help to inform good design but you must contact Shropshire Council for all planning advice: [Applications | Shropshire Council](#).

See also:

Permitted development - do I need planning permission?

- [Permitted Development Rights - Planning Permission - Planning Portal](#)

Development involving listed buildings – there may be stricter rules, even for permitted development:

- [Listed building consent - Consent types - Planning Portal](#)

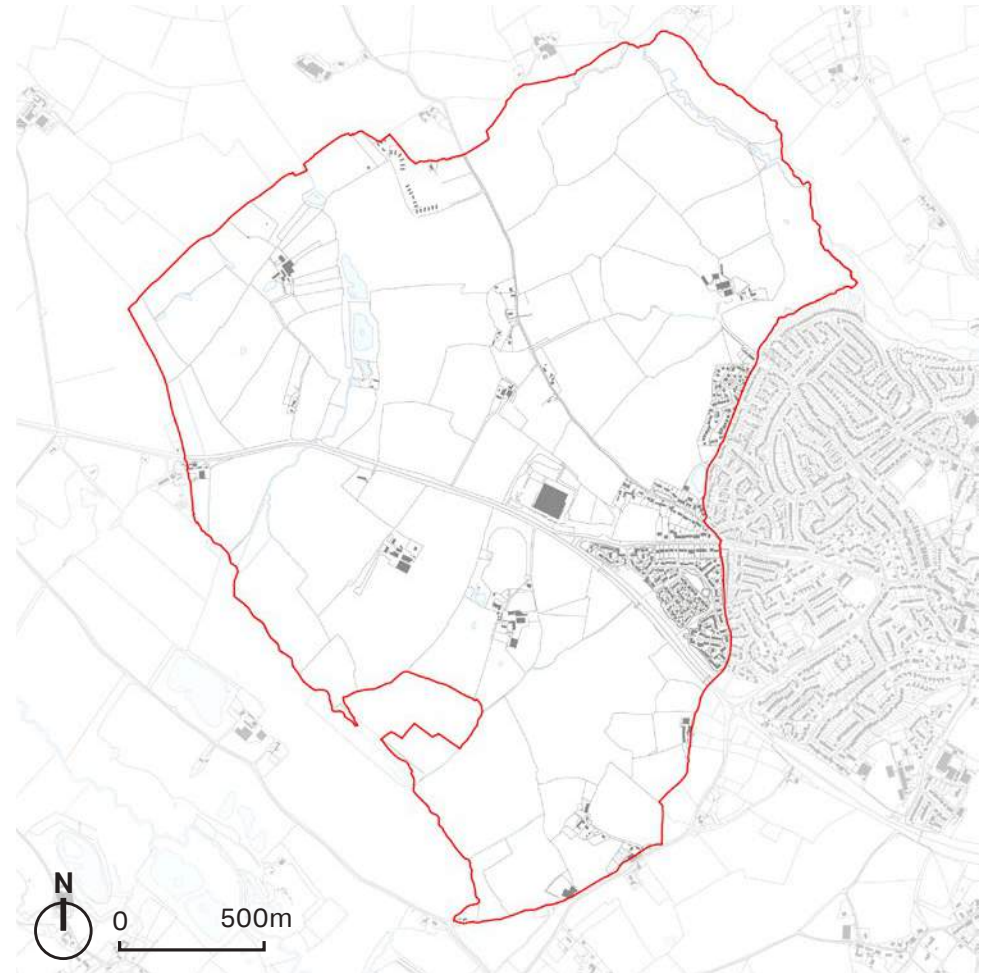


Figure 91: Map showing the Neighbourhood Area (NA) boundary.

Design vision:

- The distinctive areas and characteristics of Tasley will be protected and enhanced with new development settled into the rural context.
- 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 private housing, in keeping with local character and aspiring towards meeting zero carbon housing standards.
- 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.

4.2.2 Design principles and priorities

The scope of this code is to ensure good design approaches and outcomes prevail in Tasley but of course it does not cover all the issues and dimensions of good design. The following existing design policies, guides, and principles should also be applied to new development in Tasley:



[Shropshire Local Development Framework: Adopted Core Strategy \(2011\) - Policy CS6: Sustainable Design and Development Principles](#)



[Active Design Principles \(Sport England\)](#)



[Building Tomorrow's Rural Communities: A Design Guide \(English Rural Housing Association\)](#)



[Building for a Healthy Life \(Homes England\)](#)

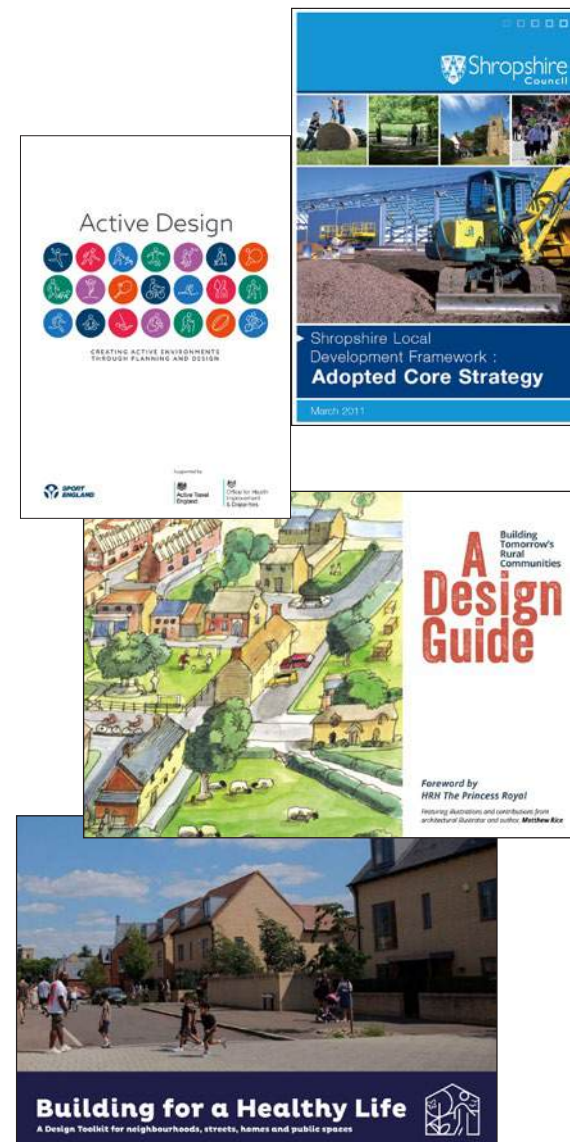


Figure 92: The front covers of relevant design guidance.

NA1. The Code Areas

- The design must set out a clear response to the code area/s in which development is sited or adjacent to (see Figure 93), including both urban and landscape character areas; and
- Preserve and enhance identity – distinctive, positive local characteristics must be preserved and enhanced where possible within the code areas (see NA2).
- Consideration: New homes are not required to mimic the existing architectural expression of particular design periods for any identified character area, particularly in the way of pastiche design, with 'bolt-on' elements for example. However, homage and replication as an approach is supported if crafted authentically. See code NA3 for further guidance on design approaches).

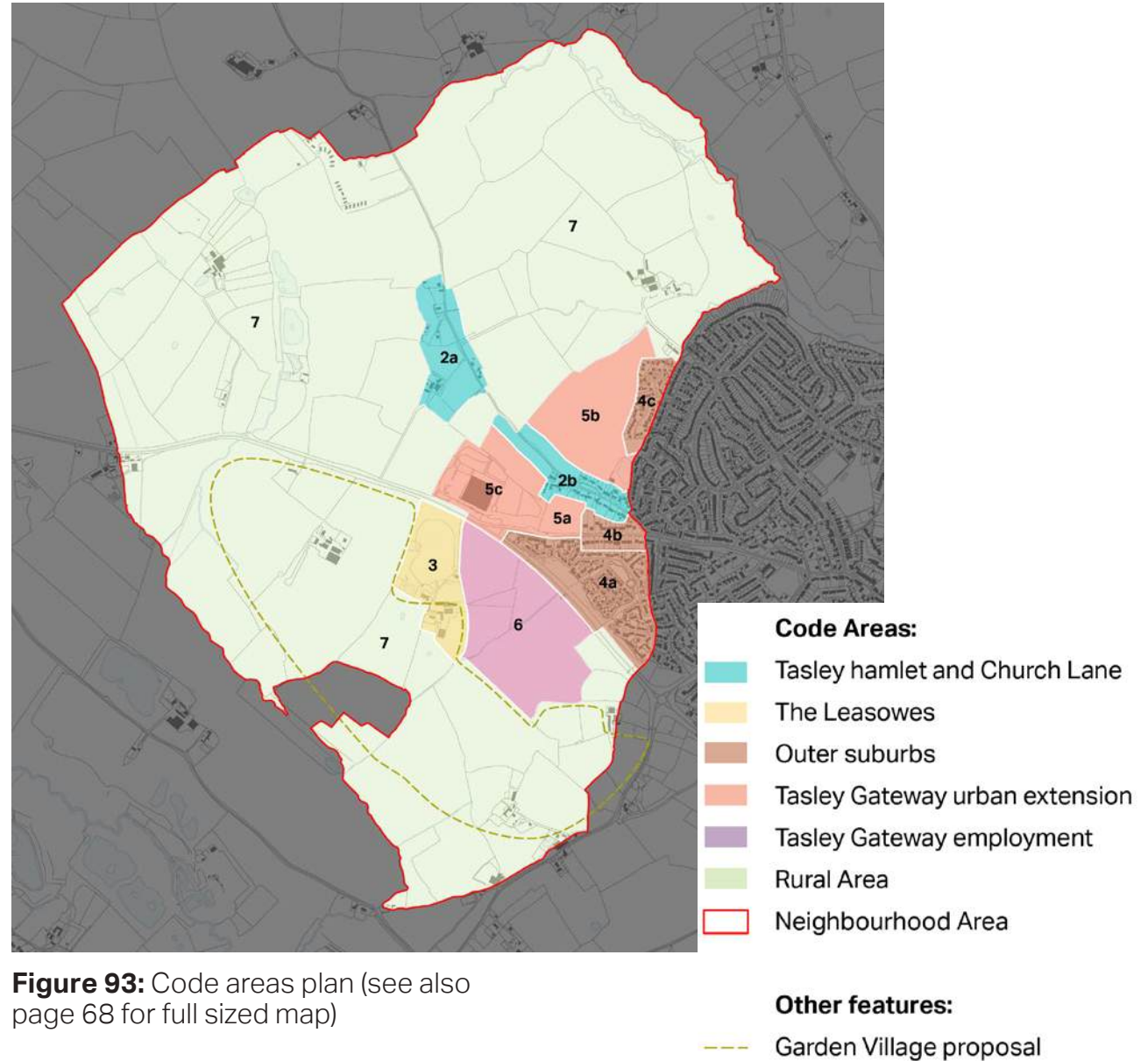


Figure 93: Code areas plan (see also page 68 for full sized map)

4.2.3 Character and identity

The following design codes set out the requirements to analyse the site context and respond to the design characteristics identified in Sections 2 and 3.

Justification - New development should preserve and enhance these positive characteristics to ensure that Tasley's identity is maintained and enhanced.

NA2. Character and identity

Materials and colours:

- Developments should take inspiration from the characteristic range of high quality local materials already used within the area (see page 73). The re-use of existing building materials should be promoted wherever possible to maintain continuity of character. This is especially relevant to extensions or alterations of existing properties.
- Development should also consider the use of high-quality substitutes for contextual materials where they offer improved energy efficiency or environmental benefits.

Details and features:

- Developments should take inspiration from local character features and details, including; plot boundary types and gates, doorways and porches, windows and bays, surface and pattern details such as - quoins, lintels, brick courses, and features such as roof-types and chimneys (see also section 2).

Architectural style:

- Developments should take inspiration from local traditional house types, including: detached homes, cottages, cottage terraces, farm houses, farmsteads, and barn conversions.
- Developments should take inspiration from façade design including pattern of solid and void, proportion of openings and formality or symmetry of building facades that are visible from the public realm; and
- Period and local character architectural features and details must be preserved and enhanced within redevelopment of existing buildings.



Figure 94: A typical rural cottage as seen in Tasley village.



Figure 95: Later period development including arts and crafts style details and features. Please see the following page for a breakdown of characteristics materials and architectural features.

Typical materials and features which reflect the historic character of Tasley. These features should provide design cues for new development.

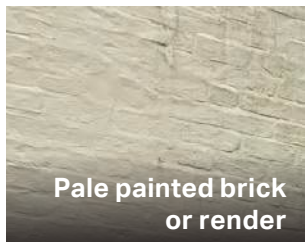
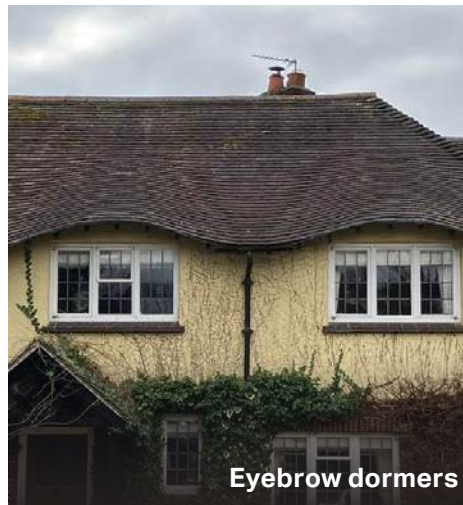
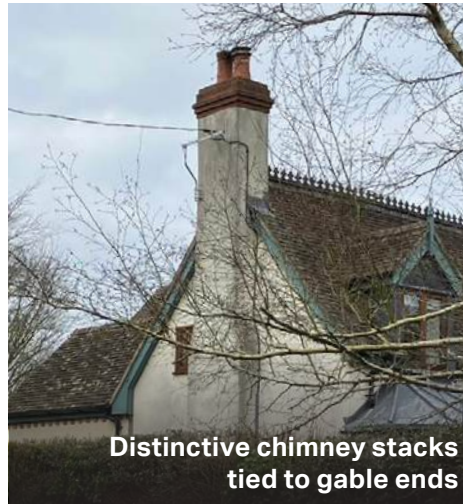
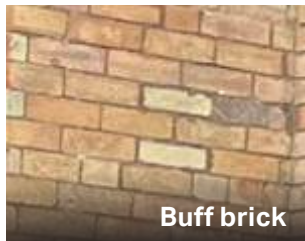


Figure 96: A selection of characteristic materials and architectural features found within historic buildings in Tasley.

4.2.4 Responsive design

Tasley has a rich rural landscape and built heritage that should be preserved and enhanced. Responding to context means recognising existing positive characteristics and using existing cues as design inspiration.

Justification - The following guidance sets out several design approaches that will help to formulate a clear design proposal whilst allowing for some flexibility relating to the specific development context.



Figure 97: This house in Tasley references traditional features (gabled dormers) to complement its surroundings, whilst also introducing more modern details (timber).



Figure 98: Modern interpretation of traditional style and decorative detailing - Wenlock Rise, Tasley.

NA3. Design response

New development should respond to the surrounding context and character with one of the following design approaches (or a combination of):

1. **Harmonise / reflect**
2. **Complement (mixed character area/ street)**
3. **Innovate with purpose / contrast**



1. Harmonise / reflect

- Clearly respond to the existing characteristics within the Neighbourhood Area, code area, street and site area, including scale, form, massing, set-back, materials and details. For example, the use of typical local materials and architectural details.
- **Example of where to use:** Areas or streets with a consistent architectural style or recurring positive development characteristics.



2. Complement (mixed character area/ street)

- Incorporating variety within the design of development that adds to the overall character and quality in a way that is nonetheless fitting. For example, the use of a range of high quality complementary materials, but still harmonising set-back, scale and massing.
- **Example of where to use:** Areas or streets with no recurring architectural style or a variety of positive development characteristics.



3. Innovate with purpose / contrast

- High-quality design that is contrasting with local traditional character but contributes positively to the townscape or landscape, nonetheless considered an exemplar approach raising the standards for other development to follow. For example, developing innovative building form and using low embodied energy and high-quality materials that add to the overall design quality, sustainability and richness of the area.
- **Example of where to use:** Contrasting significantly with predominant pattern of development will likely require a higher overall quality of design to be successful. On more isolated, or well screened plots with a greater setback, a more unique approach to design may have less overall impact on existing townscape, landscape and heritage assets.



Figure 99: Contemporary timber-frame homes in Ross-on-Wye (RRA Architects) - winner of the Bronze award for 2015 Best Development in the WhatHouse? Awards.



Figure 100: This contemporary dwelling to the north-east of Ye Olde Punchbowl (Tasley) has been designed to Passivhaus standard and incorporates a green roof.

Consideration:

- Conservation Areas and their setting will require a clear understanding and respect for the existing characteristics of the areas as a starting point. However, this does not rule out contemporary architecture or innovative approaches. Sometimes modern design is most appropriate to highlight the difference between the old and the new.

Avoid:

- Standardised developments of house types that could be located anywhere. Plain, boxy or out of scale homes, without design features or links to local character are not supported anywhere within the Neighbourhood Area.

4.2.5 Built form

Built form refers to the three dimensional arrangement of buildings, blocks and spaces. These elements are crucial in shaping the overall look and feel of a neighbourhood.

Although built form varies by code area, there are some commonalities across the NA. All new development must adhere to the following codes and guidance, as well as referring to the code area specific guidance in the following pages.

NA4. Built form

Housing provision:

- New development must provide a range of homes, tenures and affordable homes, retirement accommodation and bungalows. Affordable homes must be integrated in terms of design quality.

Scale and massing:

- New development must be of an appropriate scale, massing and height in relation to the wider location and parish context. Please see code area tables for suitable storey heights.

Setback and enclosure:

- New development should provide active frontages to streets and spaces and respond to nearby development in terms of enclosure and degree of set-back. Please see code area tables for more information.

Plot boundaries:

- New development must use buildings, landscaping, boundary treatments and planting to clearly distinguish between public and private spaces. Please see code area tables for suitable boundary treatments for each code area.
- Planting should be encouraged on the plot to soften the boundaries and enhance the streetscene.
- There must be no long stretches (>5m) of closed-board fence facing public areas.

On-plot storage:

- New development should provide convenient, well-screened storage space for bins and recycling, and for bicycles and motor vehicles.

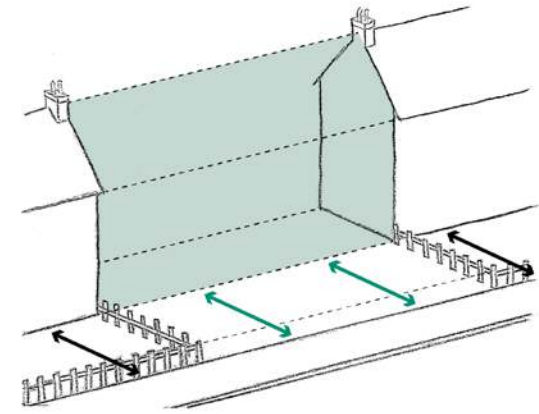


Figure 101: For infill development, when there is a relatively consistent building line on a street then maintaining the building line and height is best practice. Setting back slightly is preferable to setting forward.



Figure 102: A photograph of on-plot storage which has been successfully incorporated within the property boundary in Yorkshire.

The following indicative sketch illustrates a selection of key boundary treatments that provide enclosure to the street and plot, and varying building setback arrangements:

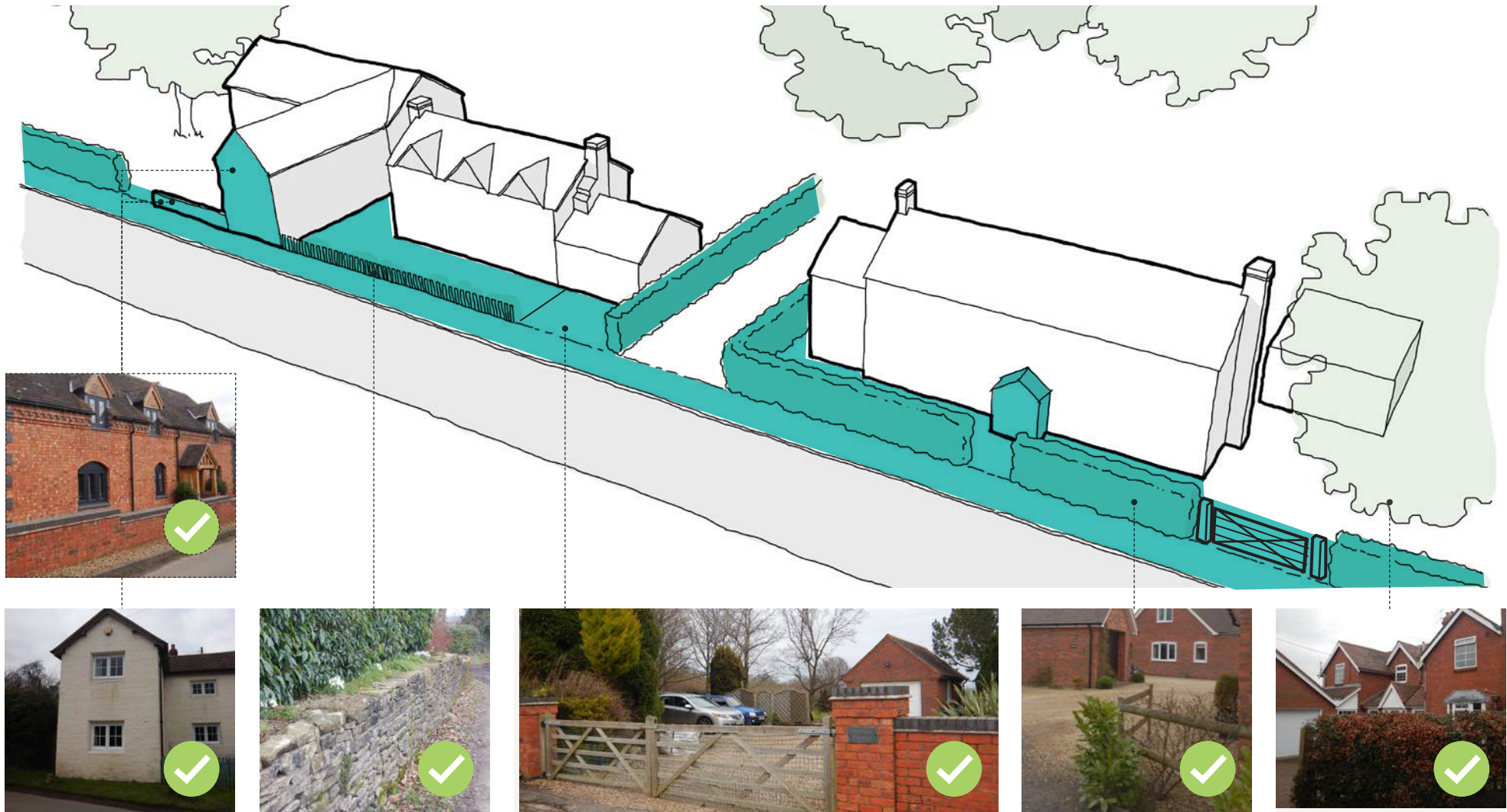


Figure 103: An annotated sketch highlighting varied setbacks and plot boundary treatments in the area, including; low brick or stone walls; masonry piers and gates provide additional enclosure; native hedgerows, and timber stock fencing. **Please note:** this is not an existing streetscene, it instead brings together various elements of good design.

Extensions:

- Extensions to existing properties must be subservient or of an appropriate scale in relation to the original building.
- Material palettes and the style of the extension should be carefully chosen to respond sensitively to the form and features of the original building.
- Side extensions should be set back from the main building line (at the front of the dwelling).
- Front extensions should generally be avoided. If proposed, all front extensions should have a ridge which is below the existing ridge height, and cover less than 50% of the front elevation.
- In single storey rear extensions, the building should be set below first-floor windows. In the occasion the size, style and setting of a dwelling allows for a two storey extension, special consideration should be given to how the building might affect neighbours' access light and privacy.

Alterations:

- Wherever possible, alterations should reuse existing materials on site in order to harmonise with the original structure. Alterations should also seek to restore original features such as windows, chimneys, and brickwork.



Figure 107: An example of an extension to a property in Tasley which follows the existing form, scale, and materials.

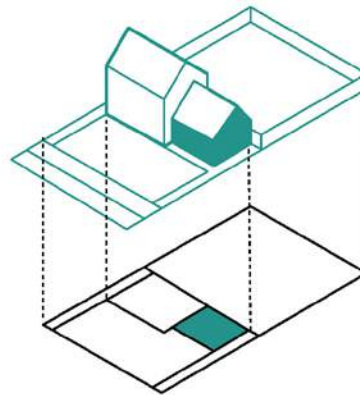


Figure 104: An acceptable example of a side extension which is single storey and set back from the main building line, with a roof form that responds to the original building.

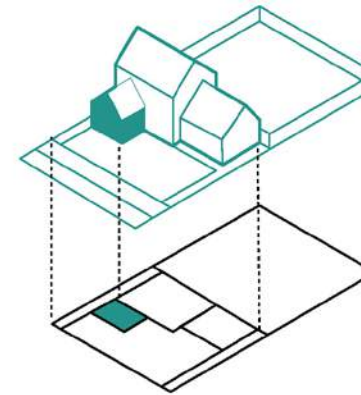


Figure 105: An acceptable example of a front extension which is smaller in scale than the existing building, mirrors the roof pitch, and covers less than 50% of the front elevation.

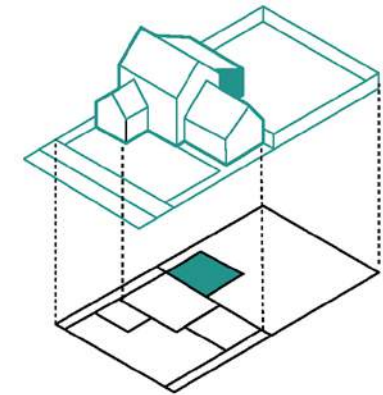


Figure 106: An acceptable example of a rear extension with a roof form and pitch which sits below the main ridge line of the original building.

4.2.6 Movement

Targeted improvements to the movement network could help to deliver better outcomes for pedestrians, cyclists, and other wheeled users in Tasley.

The following design codes and guidance set out considerations relating to movement.

NA5. Movement

To help create connected streets and spaces which encourage those of all physical abilities to use them, new development should:

Connectivity:

- Be well integrated with its surroundings by reinforcing existing and creating new connections, while respecting local character and appearance.

Streets:

- Promote the use of traditional style block paving to streets, paths and drives and a variety of permeable paving styles and materials.

Wayfinding:

- Buildings and streets should be orientated to maintain existing views or to create new views or vistas which will contribute to local wayfinding. Within new development of 10 or more dwellings, streets must be terminated with a notable view. This could include a building, notable green space or framed views of the surrounding landscape.

Accessibility:

- Have universally accessible footways, employing features such as dropped kerbs, tactile paving, suitable gradients, tonal contrast, and sufficient width for wheelchairs and pushchairs.
- The addition of resting points in comfortable and safe locations also supports accessibility. Resting points should include some form of seating, with at least 50% including arm rests and back rests to aid accessibility. At least 1sqm of level hardstanding should be provided adjacent to seating areas to allow space for a wheelchair.

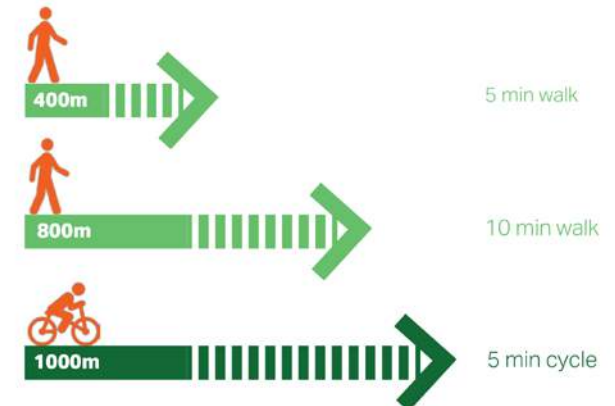


Figure 108: Typical distances and times taken for local journeys for walking and cycling.

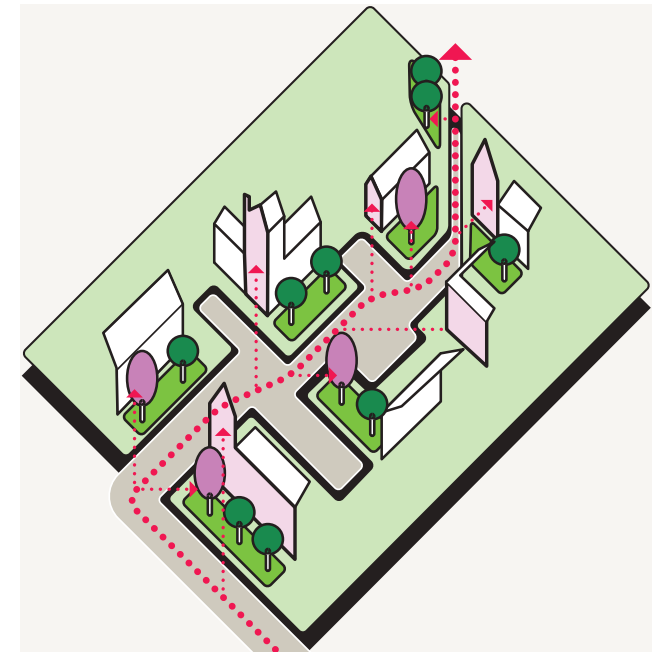


Figure 109: Legibility requires memorable places with distinctive built and landscape features to aid wayfinding.

Public transport:

- Have good access to public transport or otherwise help reduce car dependency.

Designing for low traffic speeds:

- Provide streets that encourage low vehicle speeds, and which can function as safe, social spaces.
- To help achieve a design speed of 20mph or lower, new developments must prioritise the incorporation of appropriate horizontal design measures including road alignment, staggered junctions, reducing carriageway widths, and incorporating non-typical highway uses - e.g. planting, sculpture etc.
- Vertical design measures (including speed bumps and raised surfaces) must be a last resort as they can be inappropriate for buses and cyclists.

Junctions:

- Consider lower curb heights and smaller corner radii at junctions wherever suitable. Smaller or tighter corner radii help to maintain pedestrian desire lines, and slow vehicle turning speeds.

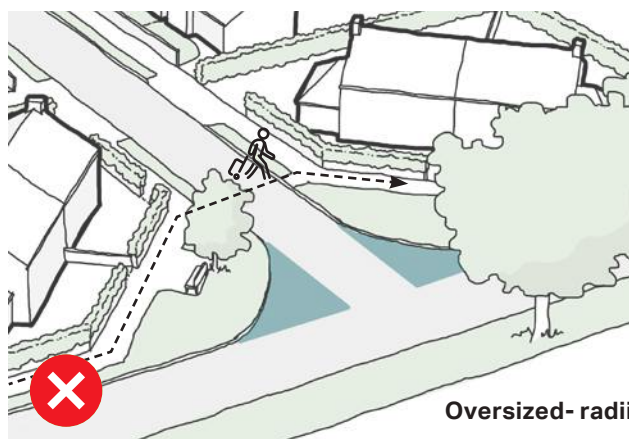
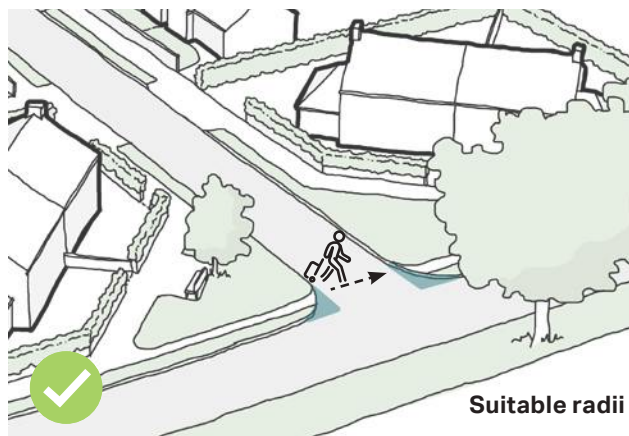


Figure 111: Sketch highlighting the effect of two different corner radii on pedestrian movement. At junctions, larger corner radii can force pedestrians to have to deviate from their desire line to cross a road, and encourage faster driving speeds.

Car parking:

- Integrate car parking within buildings and landscaping so that it does not dominate the streets, and ensure, where possible, that car parking requirements can be catered for on plot. Please see code area tables for more information.

Electric vehicle charging:

- Provide convenient on plot parking and charging points close to homes and integrate charging infrastructure sensitively within streets and spaces, for example, by aligning with green infrastructure and street furniture.



Figure 110: Home electric vehicles charging point example.

4.2.7 Nature

Tasley's green, open spaces are a defining part of its rural identity, and contribute greatly to residents' quality of life. The way in which development responds to its surrounding natural landscape is a critical component of a well designed place.

New development should protect the unique landscape setting of Tasley including landscape and water features, trees and plants, wildlife habitats and microclimates. Opportunities should also be taken to enhance biodiversity wherever possible.

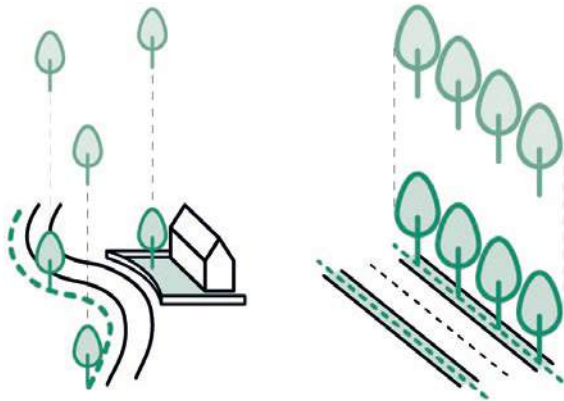


Figure 112: Sketch showing tree-planting and positioning can reinforce more formal or informal spaces and streets.

NA6. Nature

In response to natural elements, new development should:

Views

- Take advantage of and respect views into and out of sites, in particular the important views identified in the views plan (see Figure 21), in order to retain these views and to make new development easy to access and navigate through.

Access to the countryside:

- Enhance connection to existing local footpaths and cycleways to provide residents with uninterrupted access to the countryside. The ongoing maintenance of any new footpaths should also be considered.
- Any foot and cycleways created as part of new development should be well-lit and overlooked by buildings to ensure passive, natural surveillance. New development should also avoid having rear boundaries or blank side gables facing directly onto new and existing footpaths and cycleways.

Lighting and night skies:

- Not create unnecessary light pollution by having bright, permanently lit areas at night.

Topography

- Respect and enhance local topography, considering how the orientation of streets, blocks, terraces, building façades and roofscapes help to read or reinforce the sense of topography and respond to traditional building patterns that align to, or run counter to the hillside contours.

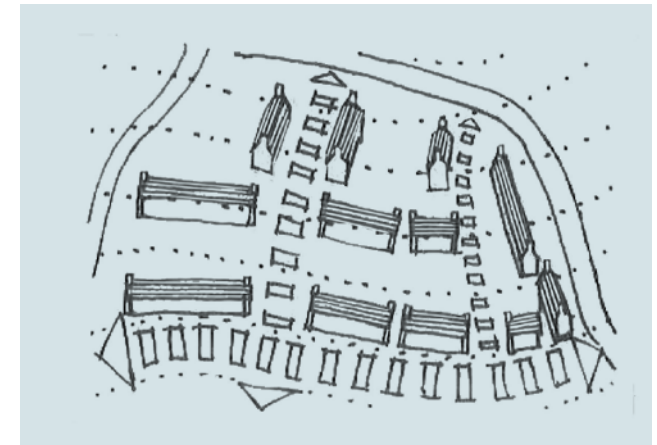


Figure 113: Sketch showing how the building and street alignment can be adapted to follow the contours of the land.

Sustainable Drainage

- Manage the disposal of surface water through on-plot source control opportunities. These include the use of on-site soakaways or rain gardens, rainwater harvesting systems, and permeable surfaces in hard landscaped areas.

Gardens:

- Provide a range of private garden spaces to reflect house sizes and allow potential use for growing of food - contributing to wellbeing. Vegetation should be the dominant feature in gardens, and constitute at least 75% of gardens proposed in new developments.

Opportunities for community food production:

- Consider the provision of growing space as part of new developments, whether this is in the form of allotments, orchards, or small pop up spaces in unused areas of the public realm. Consider how locations and layouts can be accessible to all - including access and the use of raised beds.

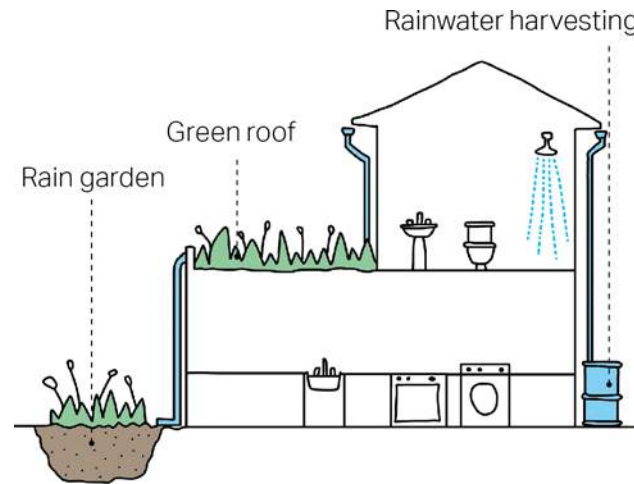
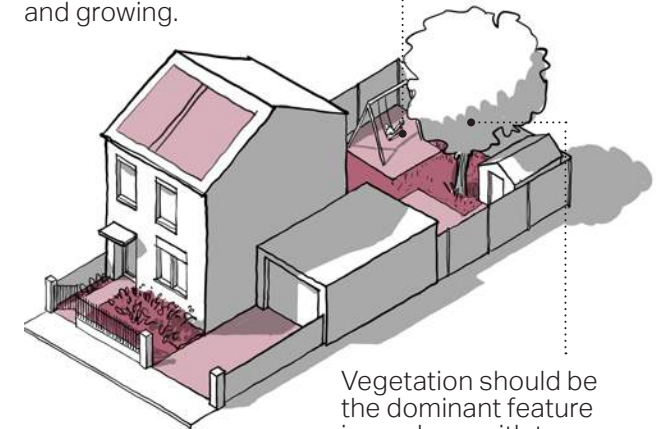


Figure 116: Some examples of on plot water management opportunities including rain gardens, green roofs and water butts for rainwater harvesting.



Figure 117: Permeable paving solutions such as grasscrete should be used on-plot wherever possible.

Private gardens should be adequately sized to allow for passive activities, play, and growing.



Vegetation should be the dominant feature in gardens, with trees, hedgerows, and grassed areas contributing to this.

Figure 114: Diagram highlighting what good practice looks like for garden provision. Image credit: NMDC.



Figure 115: Raised beds offer an opportunity for growing on urban plots and brownfield sites, where the soil quality may not be suitable for allotment provision.

4.3 Code area 2: Tasley hamlet and Church Lane

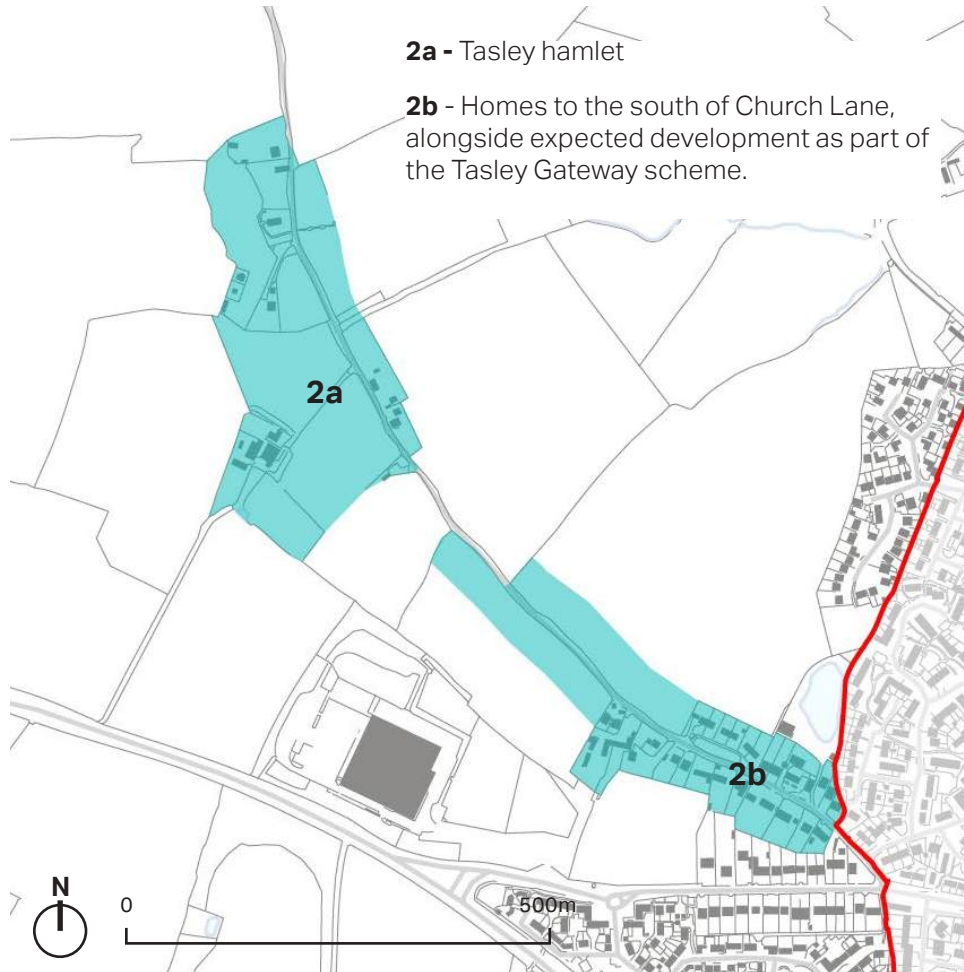


Figure 118: The Tasley hamlet and Church Lane code area.

— Neighbourhood Area (NA) boundary Code area 2

4.3.1 Design vision:

Preservation of the historic rural hamlet and linear settlement character along the ridgeline and Church Lane. The Tasley Gateway development will respond in character and density to the existing rural character of Church Lane where they interact.

4.3.2 Design principles:

- Development must be rural in character, not suburban in character, at a lower density.
- Lower density infill development, modelled on rural precedents or self-build plots for rural style homes would be most suitable in these areas.
- Green infrastructure proposals should add to the connectivity between the settlements and make provision for active travel routes.
- Views and connections to the countryside should be maintained to retain the rural character.



Figure 119: Views and connections to the countryside should be maintained to retain the rural character.



Figure 121: Tasley is a low-density, linear, rural settlement, with homes arranged in an informal fashion along Church Lane.

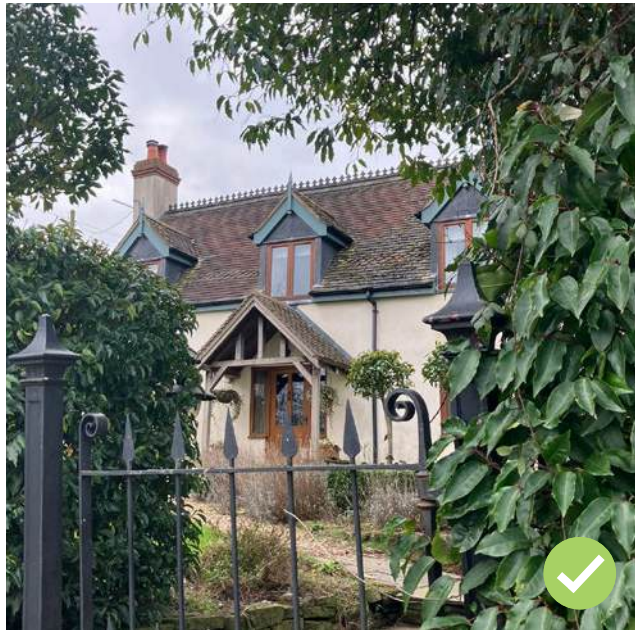


Figure 120: Development must be rural in character, not suburban in character.



Figure 122: There are opportunities to improve the energy efficiency of existing homes (e.g., solar panels)



Figure 123: The use of multi-toned Broseley brick is a key part of the local character.

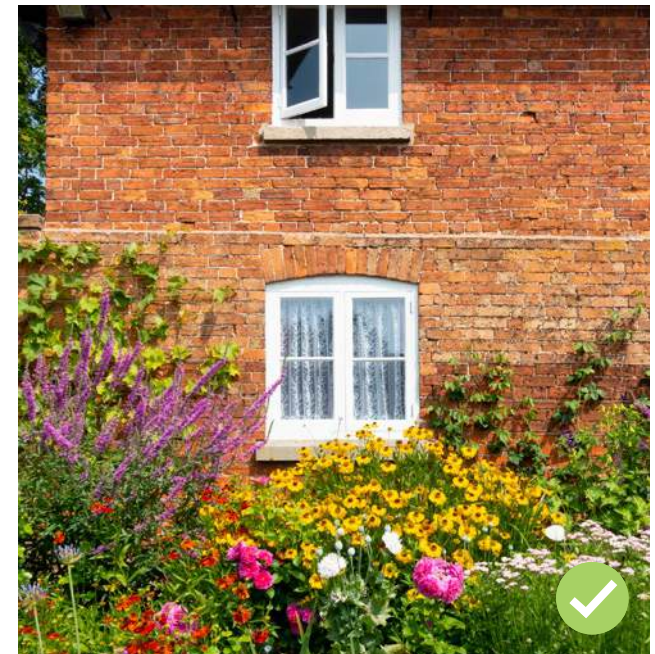


Figure 124: On-plot planting (particularly along frontages) helps to give homes a rural feel.

4.3.3 Design codes: Tasley hamlet and Church Lane

The following codes table sets out the typical and desired characteristics of the area and, together with the code area vision and principles must guide the formulation of development proposals in order that it is contextually responsive, protecting and enhancing the existing character of the area.

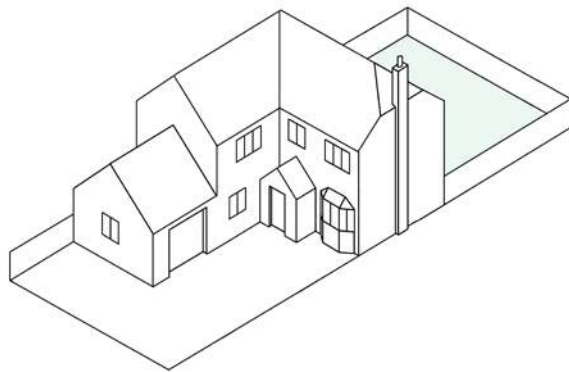


Figure 125: Illustrative modern farmhouse style home.

Code topic	Typical/desired characteristics
Density	Ranges from isolated homes to 15 Dwellings per Hectare (dph)
Block type	Single dwelling deep linear development, with few defined blocks.
Plot size range	Variation in plot size. Typically large plots, ranging in size range from 15m (W) x 35m (D) to 55m (W) x 70m (D).
Building heights	1-2 storeys
Setback and building line	A wide variety of setbacks (some homes directly fronting road, and some accessed by long tracks). Some consistency in building line to the south of Church Lane, with setbacks ranging from 8-15m.
Boundary types	Predominantly hedgerows or planting. Occasional low walls or rural timber fencing.
Building types	<ul style="list-style-type: none"> • Rural cottages • Detached or semi-detached suburban homes • Arts and crafts style villas • Converted farm buildings
Parking type	On-plot. Screened from the road by boundary treatments so that frontages do not become dominated by front-of-plot parking.

Table 09: Typical/desired characteristics for the Tasley hamlet and Church Lane code area.

The following indicative sketch illustrates a selection of key characteristics and design principles for the area.

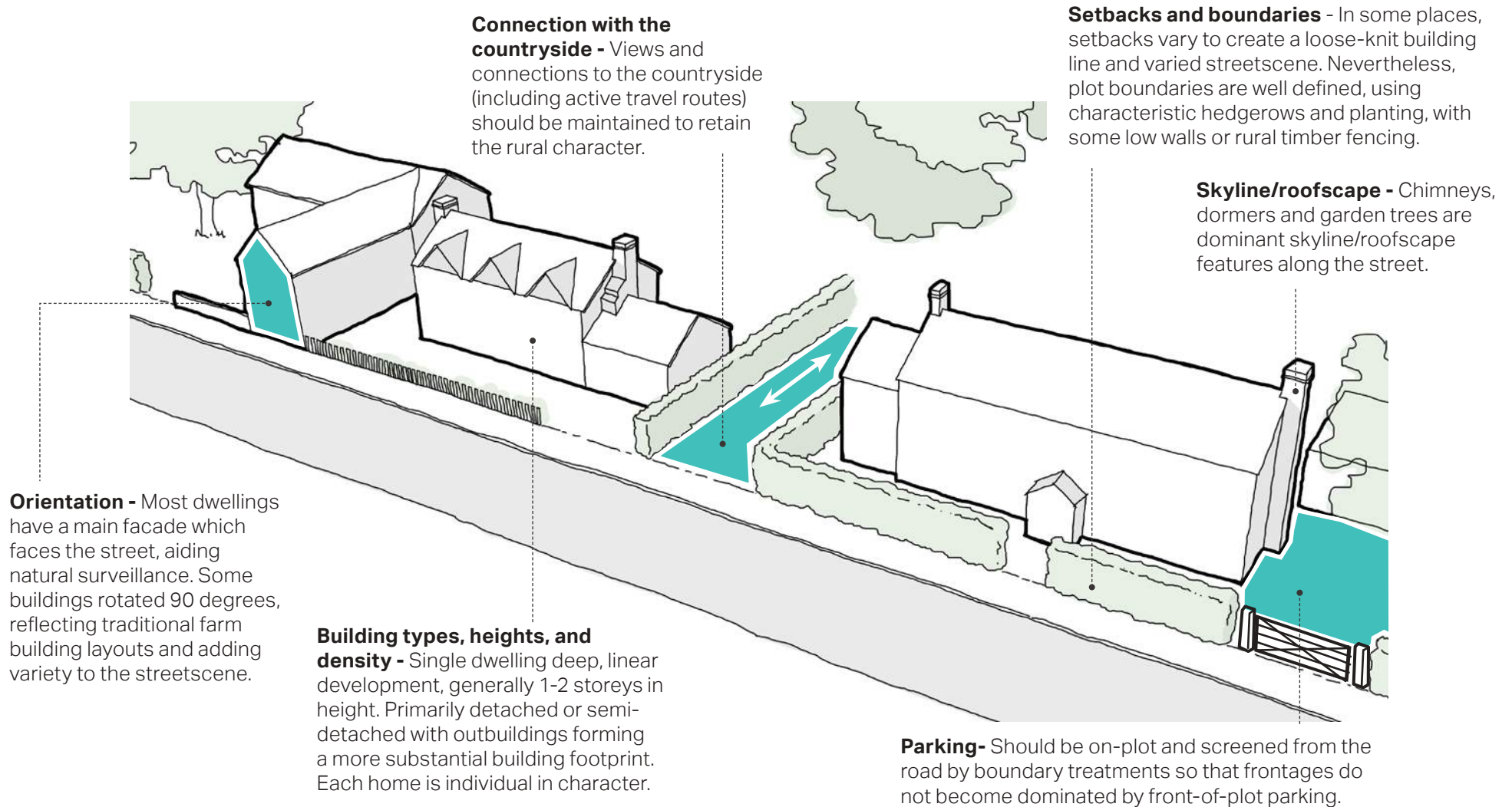


Figure 126: An annotated sketch highlighting what design aspects should be maintained, enhanced, or promoted in the area. **Please note:** this is not an existing streetscene, it instead brings together various elements of good local design.

4.4 Code area 3: The Leasowes

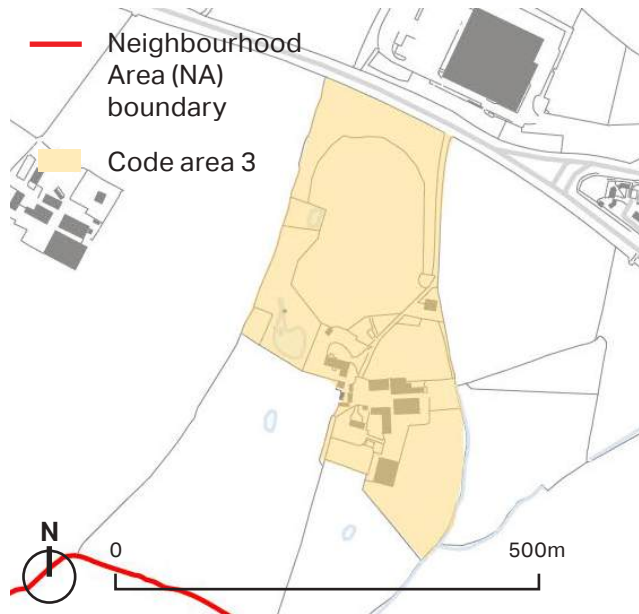


Figure 127: The Leasowes code area.



Planning and the historic environment:

Listed building consent is required to demolish, alter or extend a listed building (if this would affect its character, fabric or appearance as a building of architectural or historic interest). See the [Planning Portal](#) for more information.

4.4.1 Design vision:

The historic assets and landscape character of the area are retained and integrated with any surrounding development proposals. A long-term aspiration is that this area could become a more accessible and connected park that could help to integrate disjointed major development proposals that are coming forward, should they go ahead.

4.4.2 Design principles:

- Protect and enhance the historic assets and landscape character of the areas.
- Integrate green active travel routes with surrounding development sites, should they go ahead in some form.



Figure 128: An aerial view of the Leasowes, showing extensive tree cover.



Figure 129: Access to the Leasowes is along a distinctive tree lined avenue.

4.5 Code area 4: Outer suburbs

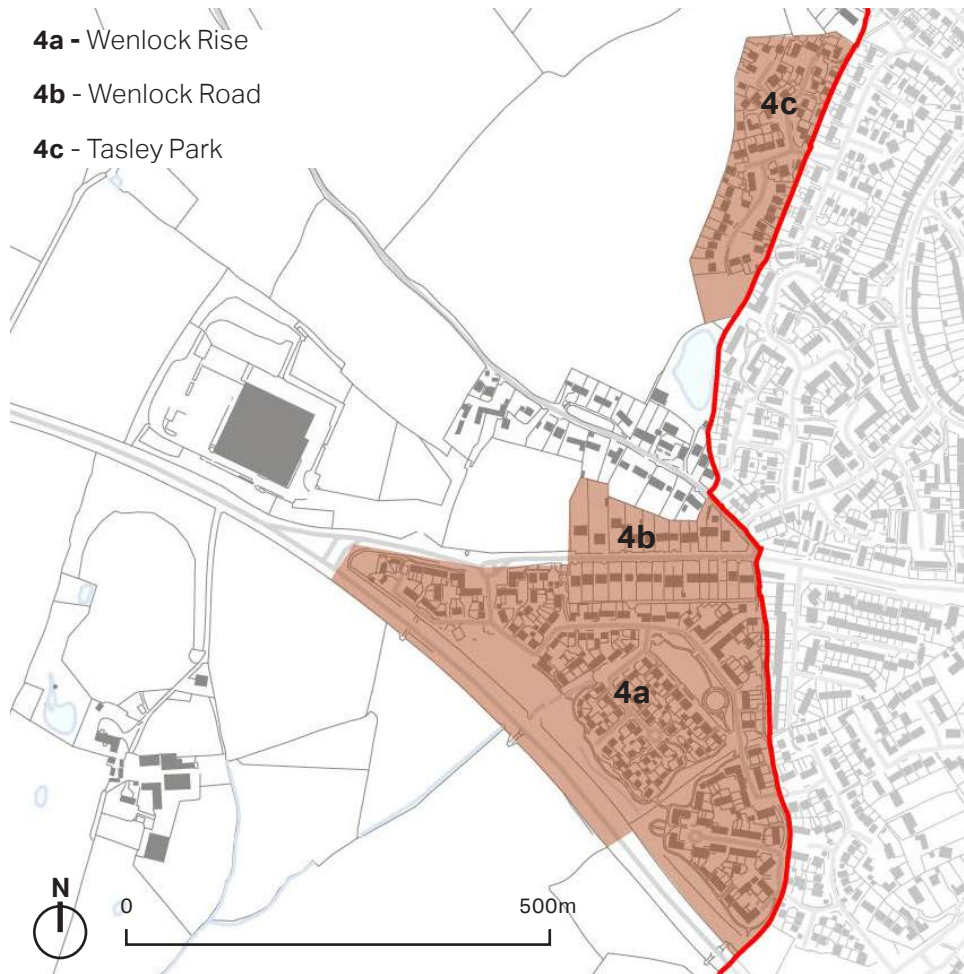


Figure 130: The outer suburbs code area. This includes 3 of Bridgnorth's edge neighbourhoods.

— Neighbourhood Area (NA) boundary ■ Code area 4

4.5.1 Design vision:

Well-maintained, liveable neighbourhoods that will maintain their character and value. There is relatively minor scope for change but these places will adapt incrementally over time on a plot by plot basis and mature as places, as planting and trees mature.

4.5.2 Design principles:

- Understanding what is and isn't permitted development before commencing – refer to the local planning authority to advise on proposed development.
- Respect the original 'design language' (or style) and features of the area within extensions, conversions or alterations.
- Well-designed, sympathetic infill development that responds to local character, where space allows.
- Retain and enhance spaces for recreation, play and nature.
- Continued management and upkeep of planting, nature areas and green spaces.



Figure 131: Plot by plot, sustainable improvements could be made. This includes the use of permeable materials such as grasscrete.

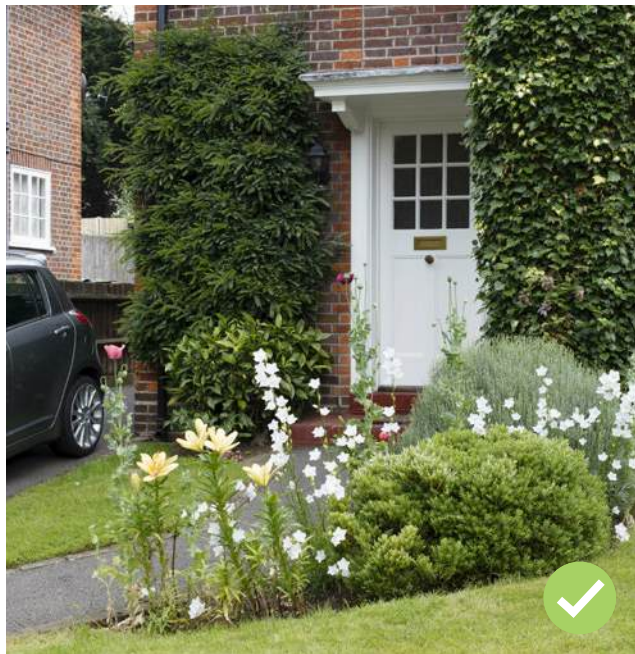


Figure 132: Retain and enhance spaces for recreation, play and nature - both in public spaces and within individual plots.

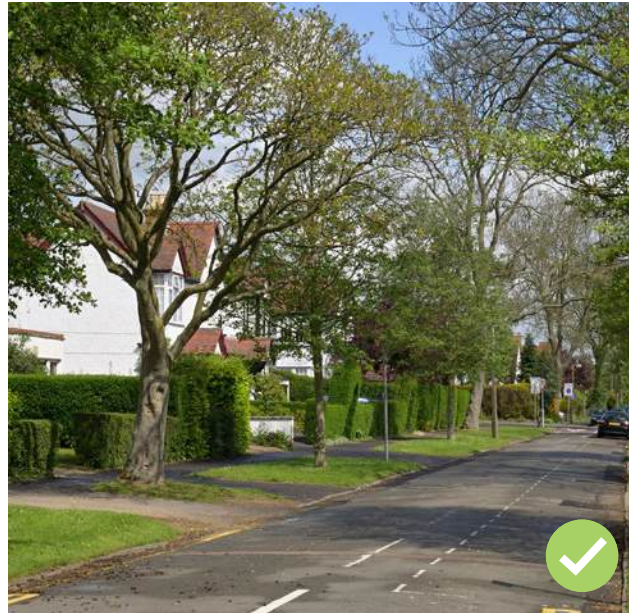


Figure 133: Most boundary treatments along main routes should be well-managed hedgerows and planting.



Figure 134: An aerial shot of Bridgnorth. New development should respect the original design language of the area.



Figure 135: Residents have taken ownership of this small pocket of space in Rastrick Close - adding seating and maintaining it themselves.



Figure 136: Any infill development should be sympathetic to local character in terms of scale, architecture, and materials.

4.5.3 Design codes: Outer suburbs

The following codes table sets out the typical and desired characteristics of the area and, together with the code area vision and principles must guide the formulation of development proposals in order that it is contextually responsive, protecting and enhancing the existing character of the area.

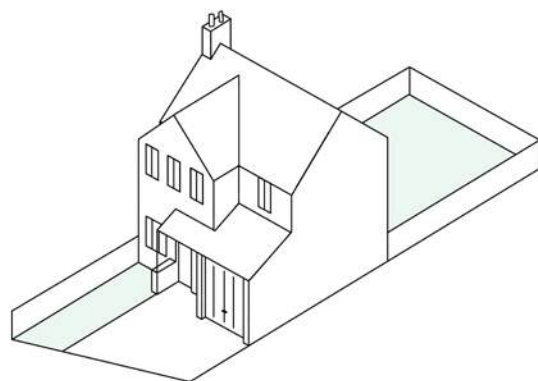


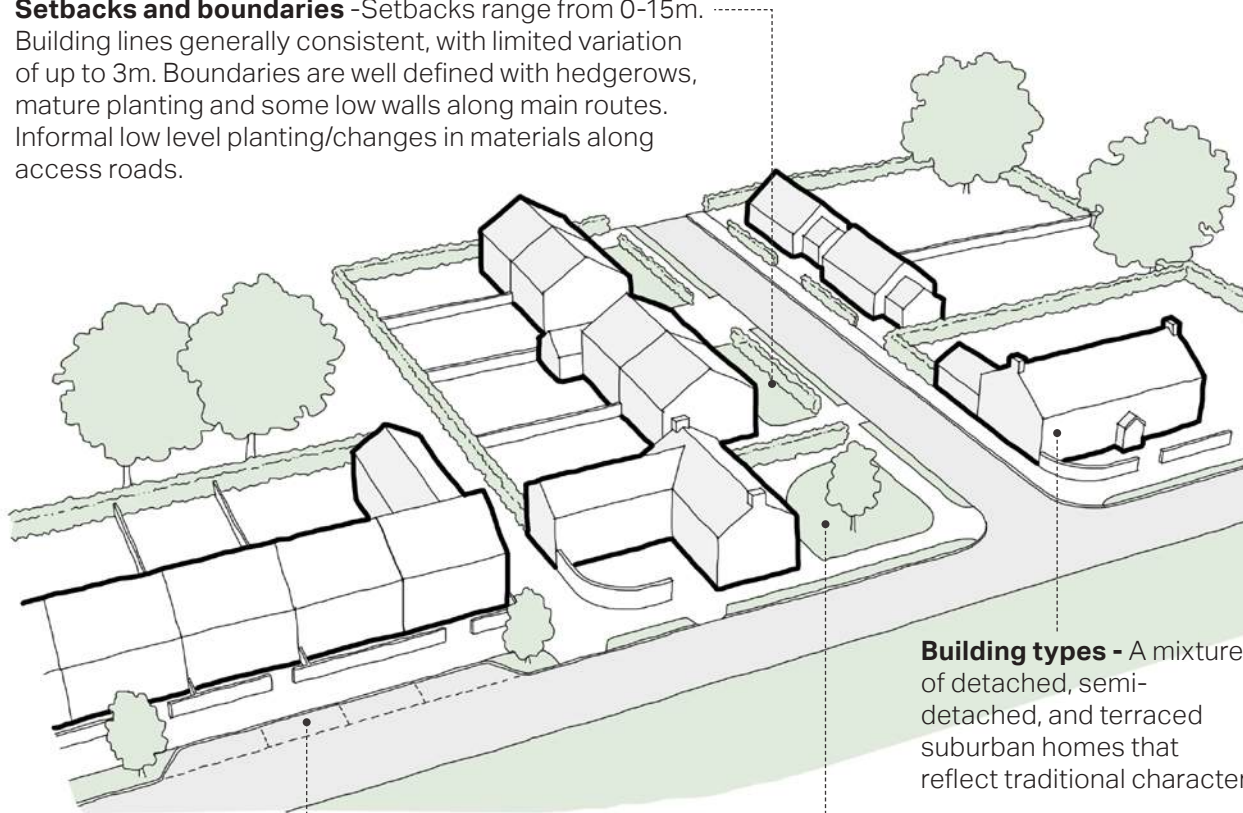
Figure 137: Illustrative 20th Century detached suburban home.

Code topic	Typical/desired characteristics
Density	Medium-high density ranging from 25- 50 Dwellings per Hectare (dph). Exception: lower densities on Wenlock Road.
Block types	A mix of block types including: <ul style="list-style-type: none"> • courtyard blocks • perimeter blocks • informal blocks
Plot size range	Respond to existing plot size range of: 4.5m (W) x 20m (D) to 18m (W) x 30m (D) Exception: Larger plots on Wenlock Road.
Building heights	1-3 storeys
Setback and building line	Setbacks range from 0-15m. Building lines generally consistent, with limited variation of up to 3m.
Boundary types	Hedgerows, mature planting and some low walls along main routes. Informal low level planting/changes in materials along access roads.
Building types	<ul style="list-style-type: none"> • Detached and semi-detached suburban homes • Bungalows • Modern terraces • Occasional apartment blocks
Parking type	A mixture of appropriate parking solutions to include: <ul style="list-style-type: none"> • On plot (set back behind the building line or shielded from view with boundary treatments). • On street (in runs of no more than 4, broken up with street trees and planting). • Courtyard (if suitably lit and overlooked).

Table 10: Typical/desired characteristics for the outer suburbs code area.

The following indicative sketch illustrates a selection of key characteristics and design principles for the area.

Setbacks and boundaries -Setbacks range from 0-15m. Building lines generally consistent, with limited variation of up to 3m. Boundaries are well defined with hedgerows, mature planting and some low walls along main routes. Informal low level planting/changes in materials along access roads.



Parking- A mixture of appropriate parking solutions including on-plot (set back behind the building line or shielded from view with boundary treatments), street (in runs of no more than 4, broken up with street trees and planting), and courtyard (if suitably lit and overlooked).

Green streets - Retain and enhance spaces for recreation, play and nature - creating places which encourage residents to interact and rest.

Building types - A mixture of detached, semi-detached, and terraced suburban homes that reflect traditional character.

Figure 138: An annotated sketch highlighting key characteristics and design principles in the area. **Please note:** this is not an existing streetscene, it instead brings together various elements of good design.



Figure 139: Plots and setbacks are larger along Wenlock Road, creating a more rural character to the street.



Figure 140: Typical suburban homes seen in Tasley Park.

4.6 Code area 5: Tasley Gateway urban extension

5a - Phase 2 (plot 1) - reserved matters approval

5b - Phase 3 (plot 7) - reserved matters approval

5c - Phase 5 (plots 2, 3,4,5, 6) - outline approval

Please see page 56 for more information on expected phasing.

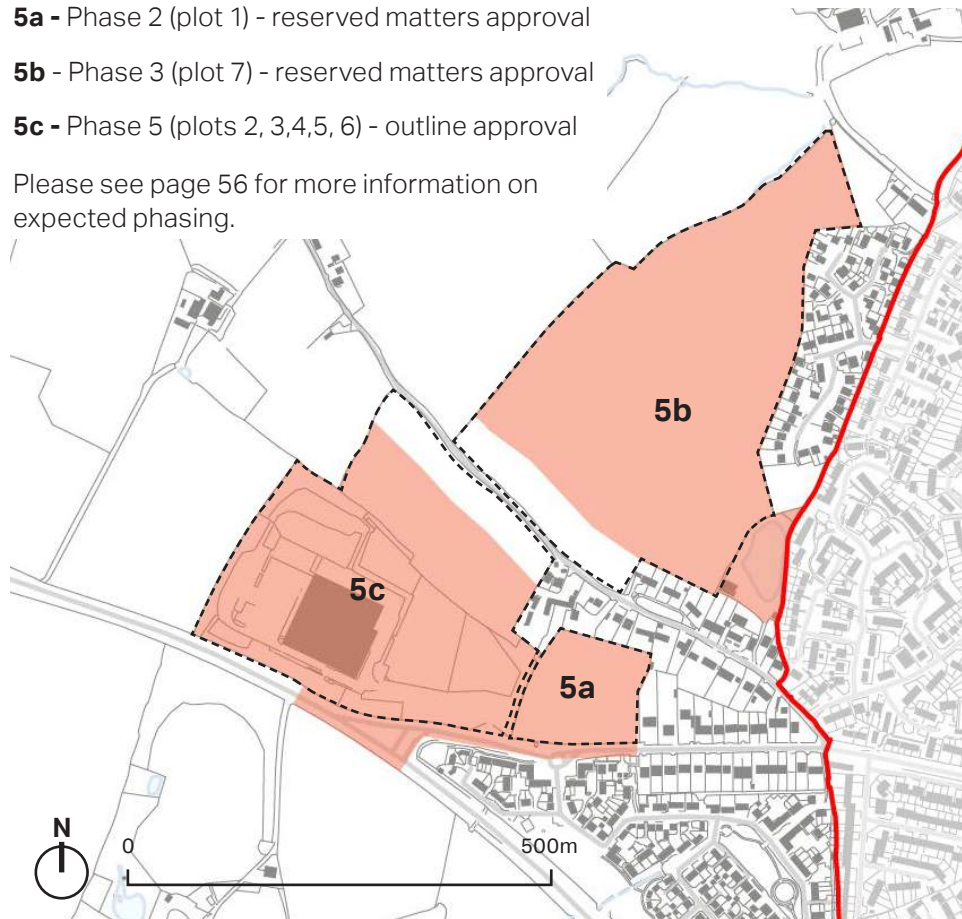


Figure 141: The Tasley Gateway urban extension code area. This code area covers areas of expected residential development within the Tasley Gateway scheme.

— Neighbourhood Area (NA) boundary Code area 5

4.6.1 Design vision:

A mixed-use new neighbourhood that is connected to Tasley and to Bridgnorth. It should be sympathetic to the rural landscape context, and not override the existing character of Church Lane. It should form a new green edge that integrates with the Neighbourhood Area.

4.6.2 Design principles:

- A new neighbourhood that has a strong sense of place that respects the existing landscape and settlement character (including Church Lane).
- Well-designed, high-quality housing with a local centre that has a mix of uses including health, education and community infrastructure.
- A range of housing types and tenures to support a diverse and inclusive neighbourhood.
- A green neighbourhood that prioritises climate resilience and reducing emissions to Net Zero.
- A sympathetic landscape edge, blending nature into the development.
- Representation of the site's heritage (The Racecourse) in public art and installations.



Figure 142: SuDS included within a housing scheme in West Gorton, Manchester.



Figure 143: A green neighbourhood that prioritises climate resilience and reducing emissions to Net Zero.



Figure 144: An existing home on Church Lane. New neighbourhoods should respect the existing settlement character.



Figure 145: Development should be sympathetic to the landscape edge, blending nature into the development.



Figure 146: A variety of parking solutions provided (and shielded from view) to ensure streets are not dominated by cars.



Figure 147: Boundary treatments to include metal railings, hedgerows, and planting as seen here in Queniborough, Leicestershire.

4.6.3 Design codes: Tasley Gateway urban extension

The following codes table sets out the typical and desired characteristics of the area and, together with the code area vision and principles must guide the formulation of development proposals in order that it is contextually responsive, protecting and enhancing the existing character of the area.

Please note: The adjacent typical/desired characteristics apply across the entirety of code area 5 (encompassing 5a, 5b, and 5c). However, in some cases, the additional details have been taken from documents associated with reserved matters application 24/01598/REM. At the time of writing, this application covers areas 5a and 5b only.

Details for area 5c may differ and will become available when a reserved matters application for Phase 5 is submitted.

Please see page 57 for a plan of the Tasley Gateway development plots.

Code topic	Typical/desired characteristics	Additional details
Uses	Site to contain: <ul style="list-style-type: none"> Residential Mixed-Use (including retail and commercial) Green infrastructure 	<ul style="list-style-type: none"> Residential - up to 550 dwellings, plus a 60 bed Extra Care facility and up to 12 self-build or custom build plots. Mixed-Use - Foodstore (up to 2,000m²) and a neighbourhood centre (nursery, café, supplemental retail, etc) – up to 1,200m²
Density	< 30 - 60 dwellings per hectare (dph)	<ul style="list-style-type: none"> A higher density (up to 60 dph) proposed within mixed-use area. (Phase 5) Medium to high density (up to 45 dph) around the Neighbourhood Centre (Phase 2 and 5) Low density (up to 30 dph) to Church Lane (Phase 2 and 3) Medium density (up to 37 dph) the site north of Church Lane (Phase 3) Within the reserved matters application - Phase 2 (plot 1) has a net density of 44 dph. Phase 3 (plot 7) has a net density of 36 dph.
Block types	A mix of block types including: <ul style="list-style-type: none"> Perimeter blocks Informal blocks Courtyard blocks 	<ul style="list-style-type: none"> Design compliance statement specifies perimeter blocks on plots 1 and 7.
Storey heights	1 - 4 storeys	<ul style="list-style-type: none"> A maximum ridge height of 15m where 4 storey buildings are envisaged in mixed-use area (Phase 5) A maximum ridge height of 12m (3 storey) for the rest of the site apart from: 2 storeys (max ridge height of 9m) along Church Lane

Table 11: Typical/desired characteristics for the Tasley Gateway urban extension area. **Please note:** details have been taken from documents associated with Outline Planning Application 21/05023/OUT, and reserved matters application 24/01598/REM.

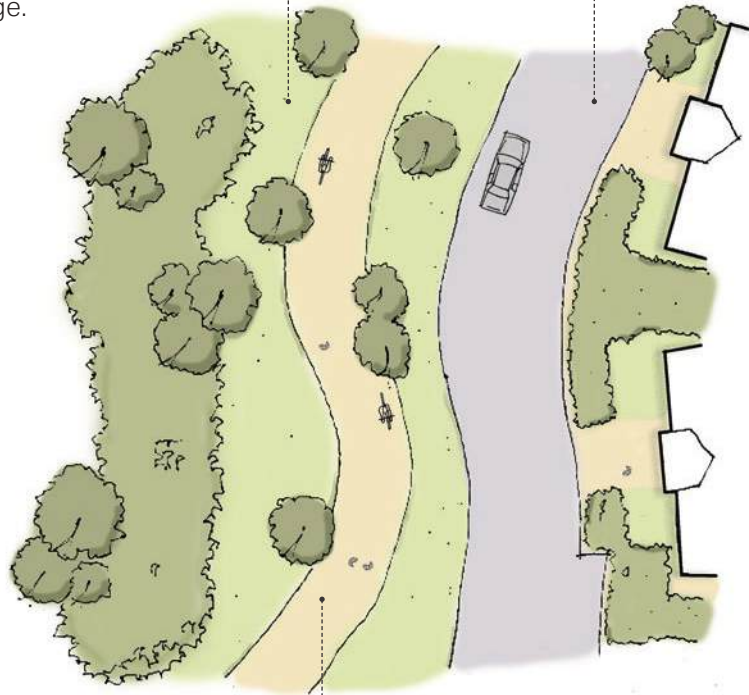
Code topic	Parameters	Additional details
Setback and building line	This should vary according to street type and character.	<ul style="list-style-type: none"> • Generally, setbacks should be no deeper than 8m from the pavement edge to allow homes to retain a sense of interaction with the street. • Building lines generally consistent, with limited variation of up to 3m.
Boundary treatments	Well defined property boundaries making use of metal railings, hedgerows, and more informal planting.	<p>Specified in design compliance statement:</p> <ul style="list-style-type: none"> • Arrival Space/Spine Road: Low level (1m) railings with trimmed hedge. • Tertiary street: Planting to frontages. • Lane/Shared Drive: Low level hedge/ timber knee rails adjacent to POS. • Cycleway: Low level shrub planting to separate open space from cycleway. <p>Also specified in reserved matters application 24/01598/REM:</p> <ul style="list-style-type: none"> • Some 1.8m timber privacy fence facing onto streets. • 1.8m closed board timber fencing between plots.
Building types	<p>A mix of residential types and tenures including:</p> <ul style="list-style-type: none"> • Detached and semi-detached • Modern terraces • Apartments 	See reserved matters applications for details on house types.
Parking types	<p>A mixture of appropriate parking solutions to include:</p> <ul style="list-style-type: none"> • On plot (set back behind the building line or shielded from view with boundary treatments). • On street (in runs of no more than 4, broken up with street trees and planting). • Courtyard (if suitably lit and overlooked). 	<p>A commitment in the reserved matters application to provide:</p> <ul style="list-style-type: none"> • Houses – 2 parking spaces per home, plus visitor parking, and; • Flats – 1 parking space per home, plus visitor parking. <p>Also specified:</p> <ul style="list-style-type: none"> • Parking spaces to be a minimum dimension of 5m x 2.4m • Spaces will either be within a private drive or in dedicated parking courts. All parking spaces are located to the front or side of their respective property. • 7.2kw car charging points will be provided to all homes and visitors

Table 12: Typical/desired characteristics for the Tasley Gateway urban extension code area (continued). **Please note:** parameters and details have been taken from documents associated with Outline Planning Application 21/05023/OUT, and reserved matters application 24/01598/REM.

The treatment of the settlement edge is a key consideration in these areas. Please see the below sketches.

Landscaping and positioning of open spaces allows the landscape to penetrate the development, creating a 'soft' edge.

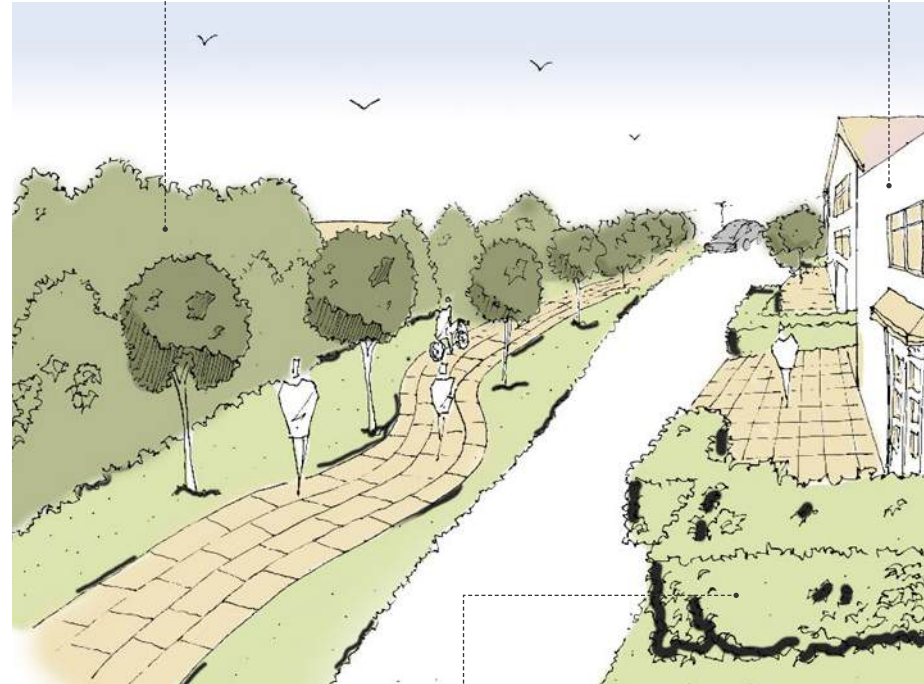
Streets terminated by views of the surrounding countryside - aiding legibility and helping to enhance the sense of place.



Pedestrian connections- Pedestrian connections link the edge of the settlement with the open countryside. Houses overlooking pedestrian routes provide natural surveillance and enhance feelings of safety.

Screening - Development naturally screened by trees and planting, softening it's visual impact on the surrounding countryside.

Orientation - Frontages oriented towards the open countryside (outward facing).



Boundaries - Well defined property boundaries making use of metal railings, hedgerows, and more informal planting. Boundary features also help to screen on-plot parking.

Figure 148: An annotated sketch highlighting key characteristics and design principles in the area. **Please note:** this is not an existing streetscene, it instead brings together various elements of good design.

4.7 Code area 6: Tasley Gateway employment

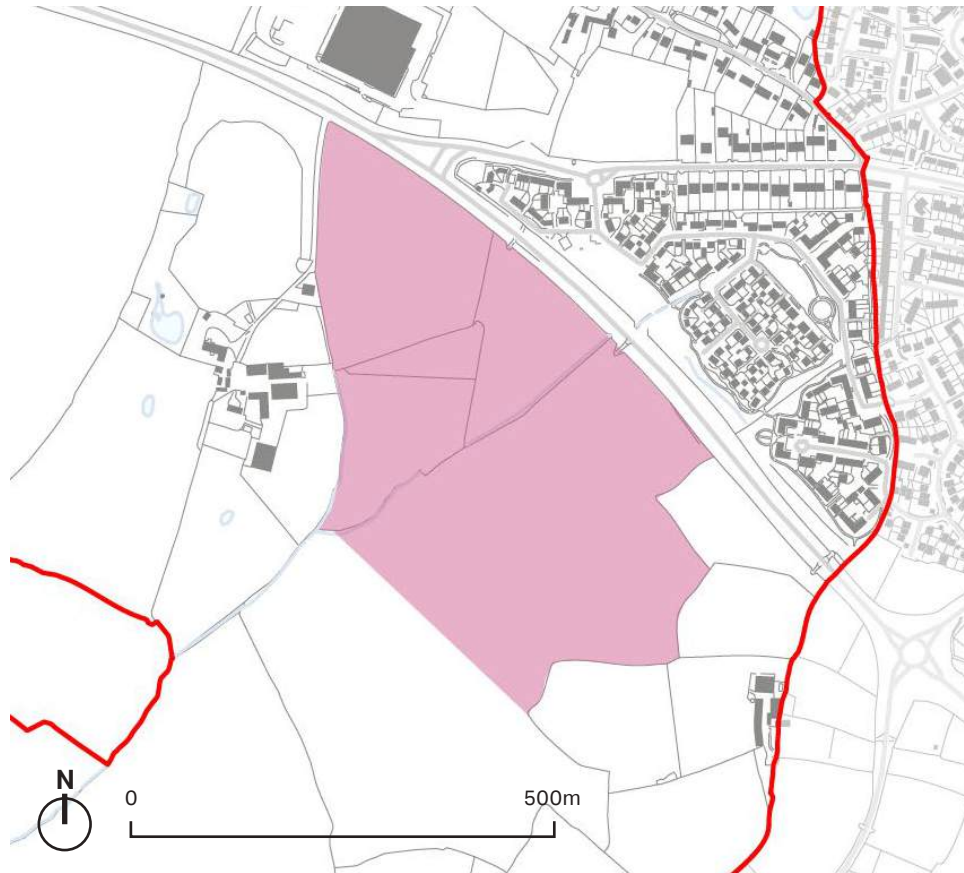


Figure 149: The Tasley Gateway employment code area. This encompasses Phase 4 (plots E2, E3, E4, E5, E6, and E7) of the Tasley Gateway scheme.

— Neighbourhood Area (NA) boundary ■ Code area 6

4.7.1 Design vision:

Employment allocation that forms part of the Tasley Gateway urban extension to Bridgnorth. A green, well-connected employment hub with links to public transport and local residential areas via active travel routes.

4.7.2 Design principles:

- A variety of high-quality workspaces to support the local economy.
- Industry that minimises impacts on neighbouring uses, particularly residential area
- A well-maintained environment with generous landscaping, sustainable drainage and biodiversity measures.
- A well-connected area with clear active travel routes and facilities on site.



Figure 151: This area is expected to host a relocated Bridgnorth Livestock Market, amongst other commercial uses.



Figure 150: An industrial area in Sheffield surrounded by landscaping and trees which help to screen buildings and parking.



Figure 152: Green roofs and walls could help employment buildings to respond sympathetically to the countryside setting.

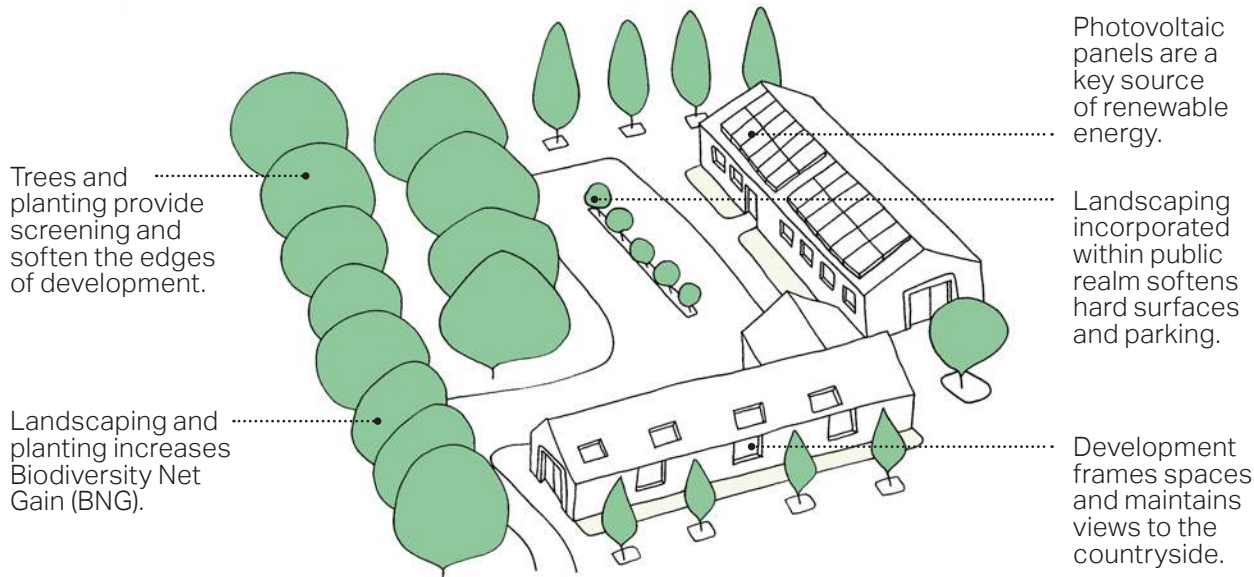


Figure 154: Proposals should be positioned behind natural screening and utilise renewable energy sources such as solar.



Figure 153: A well-connected area with a segregated cycle route and rain garden verges, as seen in Salford.

4.7.3 Design codes: Tasley Gateway employment

The following codes table sets out the typical and desired characteristics of the area and, together with the code area vision and principles must guide the formulation of development proposals in order that it is contextually responsive, protecting and enhancing the existing character of the area.

Please note: Typical characteristics have been taken from documents associated with Outline Planning Application 21/05023/OUT. Further details will become available when a reserved matters application for Phase 4 is submitted.

Please see page 57 for a plan of the Tasley Gateway development plots.

Code topic	Typical/desired characteristics	Additional details
Uses	<ul style="list-style-type: none"> 16 hectares (ha) of employment land /business park comprising offices, industrial and warehousing uses (use classes B1, B2, and B8) Green infrastructure including water bodies, drainage features, vegetation/ planted areas, retained vegetation, play areas, allotments, footpaths and cycleways 	<ul style="list-style-type: none"> 60-bed hotel – up to 3,300m² Family pub – up to 1,000m² Possible Petrol Filling and Electric Vehicle Charging Station (PF&EVCS) – up to 700m² Livestock market – about 8,500m² and lairage 6.7ha B2/B8 (to include Sites of pub/hotel/PF&EVCS)
Storey heights	1 - 3 storeys	A maximum of 2-storeys, (max ridge height of 8m) generally across this area. A small area (gateway site) of up to 3 storeys /max. 12m to ridge height (from existing ground level +/- 2m), close to new roundabout.
Building types	The area should include building types or design features which are sympathetic to the rural location. Potential design features could include green roofs on employment buildings, and careful choice of cladding materials.	To be outlined at the reserved matters stage.

Table 13: Typical/desired characteristics for the employment allocations area type. **Please note:** numbers have been taken from the 2021 DAS submitted with Outline Planning Application 21/05023/OUT.

Code topic	Typical/desired characteristics	Additional details
Streets and green infrastructure	<ul style="list-style-type: none"> Segregated footways and cycleways alongside main routes. SuDS in the form of raingarden verges to be provided alongside main routes. External lighting should be directed into the site to prevent light pollution within natural areas. 	Spine road south: A commitment to provide a single carriageway corridor (width of 7.3m to accommodate HGV vehicles) featuring planted raingarden verges (of between 2.5-4m width) and a one-way segregated footway/cycleway on either side of the carriageway.
Parking	Employee parking should be discreetly located in rear courts or screened from the street.	To be outlined at the reserved matters stage.
Boundaries and screening	<ul style="list-style-type: none"> Screening for noise and visual mitigation should be provided as part of new development, particularly along the countryside edge. 	To be outlined at the reserved matters stage.

Table 14: Typical/desired characteristics for the employment allocations area type (continued). **Please note:** numbers have been taken from the 2021 DAS submitted with Outline Planning Application 21/05023/OUT.

4.8 Code area 7: Rural



Figure 157: The rural code area.

— Neighbourhood Area (NA) boundary Code area 7

4.7.4 Design vision:

A rural landscape where the unique features and character are protected and preserved for ecological enhancement, agriculture and accessible for recreation.

4.7.5 Design principles:

- Preserve the rural landscape surrounding Tasley and the predominantly agricultural usage.
- Protect and enhance features including; Tiddle Brook, Cantern Brook, the Fishing Lakes, Woodlands (including ancient woodland), Brick Kiln plantation.
- Connect existing areas of green infrastructure with new habitats and ecological enhancements.
- Well-maintained and accessible footpaths.
- Small-scale development of existing dwellings and farmsteads in line with Local Plan policy.



Figure 158: Well-maintained and accessible footpaths, that provide residents with connection to the surrounding countryside.



Figure 160: A photograph of the Shropshire countryside. New development should Preserve the undulating rural landscape surrounding Tasley.



Figure 162: Protect and enhance existing features including the Brick Kiln plantation.



Figure 159: An example of an innovative conversion of an agricultural dwellings into a modern home.



Figure 161: An example of a rural building conversion which complements the existing character.



Figure 163: 'Soft' plot boundaries making use of natural features such as trees or hedgerows (over 1m in height).

4.8.1 Design codes: Small scale rural development

The following codes table sets out the typical and desired characteristics of the area and, together with the code area vision and principles must guide the formulation of development proposals in order that it is contextually responsive, protecting and enhancing the existing character of the area.

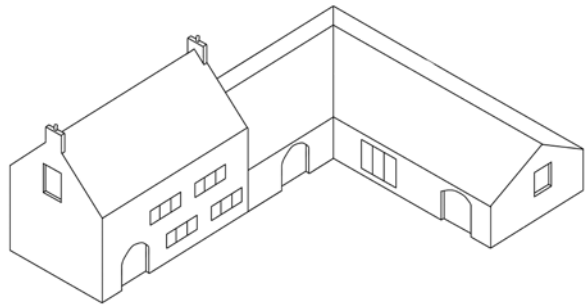


Figure 164: Illustrative farmstead building cluster (often converted).

Code topic	Typical/desired characteristics
Uses	Rural uses (largely arable farming), alongside some residential.
Building heights	1-2 storeys
Plot boundaries	'Soft' plot boundaries making use of natural features such as trees or hedgerows (over 1m in height).
Building types	Clusters of farmbuildings (some conversions) and isolated homes.
Field boundaries	Most fields bounded by native hedgerows (over 1m in height) including blackthorn, dog rose, holly, hazel and field maple.
Tree placements	Trees follow boundaries, often incorporated as part of hedgerows. Some specimen trees centrally within fields.
Tree species	Oak, ash, hawthorn and blackthorn identified as dominant in the wider landscape.

Table 15: Typical/desired characteristics for small-scale rural development in the rural code area.

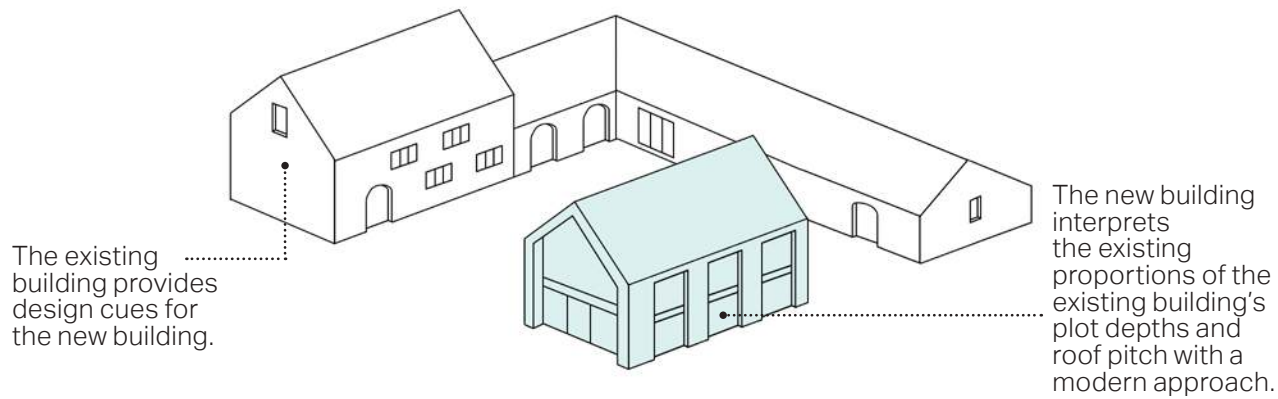


Figure 165: Innovative design is possible provided that development is in harmony and showcases high quality sustainable design



Figure 166: Most fields bounded by native hedgerows (over 1m in height) including blackthorn, dog rose, holly, hazel and field maple.



Figure 168: This contemporary conversion of a cottage and stores uses natural materials - wood and stone - alongside metal roofing and glazed areas which fits with the rural landscape context. It is settled within the contours and existing mature planting.



Figure 167: This contemporary dwelling to the north-east of Ye Olde Punchbowl (Tasley) has been designed to Passivhaus standard and incorporates a green roof.



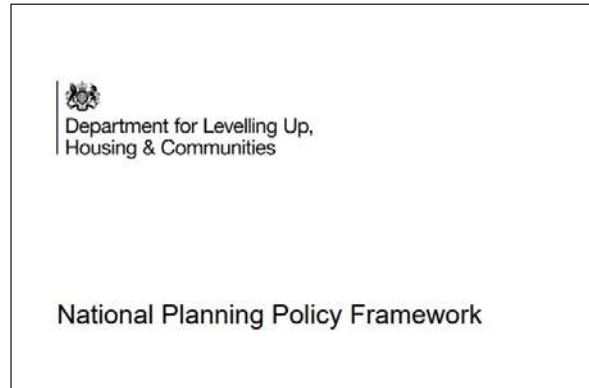
Appendix

5. Appendix

5.1 Policy context

This section outlines the national and local planning policy and guidance documents that have influenced the development of this document.

It is recommended that future development refers to the following policy and guidance, and subsequent updates, to supplement and support guidance described in this design codes and guidance document. The following text identifies relevant planning policies and guidance at both the national and local level.



National Planning Policy Framework (revised December 2024)

Ministry for Housing, Communities and Local Government (MHCLG)

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental, and social planning policies for England. The policies within the NPPF apply to the preparation of Local and Neighbourhood Areas, and act as a framework against which decisions are made on planning applications. The NPPF notes that, 'development that is not well designed should be refused, especially where it fails

to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.

The sections of the NPPF that are of particular relevance to this Design Code are:

Part 2: Achieving sustainable development;

Part 5: Delivering a sufficient supply of homes;

Part 8: Promoting healthy and safe communities;

Part 12: Achieving well-designed places, emphasises the need to create high-quality buildings and places as fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality;

Part 15: Conserving and enhancing the natural environment; and

Part 16: Conserving and enhancing the historic environment.

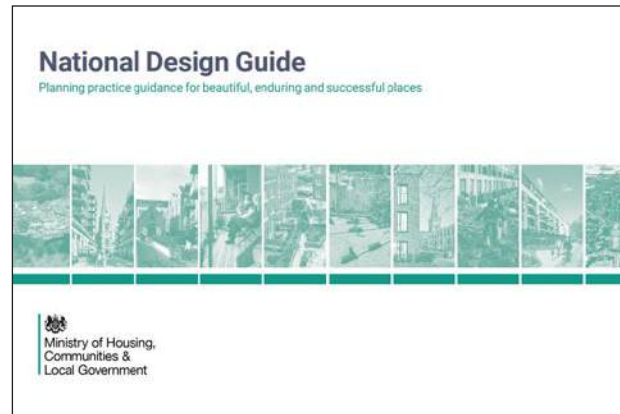


National Model Design Code (2021)

MHCLG

The National Model Design Code (NMDC) sets a baseline standard of quality and practice. The NMDC provides detailed guidance on the production of design codes and the outlining of character areas. It expands on 10 characteristics of good design set out in the NDG.

The NMDC and NDG are companion documents setting out characteristics of well-designed places. The guides are expected to be used by local authorities, applicants and local communities to establish further design codes and guidance (such as this document) that can deliver in line with local objectives.



National Design Guide (updated January 2021)

MHCLG

The National Design Guide (NDG) sets the 10 characteristics of a well-designed place and demonstrates what good design is in practice. It supports the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places.

The NDG should be used as an overarching reference for new development where topics are not covered in local guidance. The NDG characteristics were used in the initial analysis to understand local demands and challenges. The NDG notes that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings.



Building for a Healthy Life (2020)

Homes England

Building for a Healthy Life (BHL) is the Government-endorsed industry standard for well-designed homes and neighbourhoods. The name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments. It also provides useful prompts and questions for planning applicants to consider during the different stages of the design process.



Manual for Streets 1 & 2 (2007)

Department for Transport

Development is expected to respond positively to the Manual for Streets (MfS), the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.



Future Homes Standard (expected 2026)

MHCLG

The Future Homes Standard will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency; it will be introduced by 2026. All homes will be 'zero carbon ready', becoming zero carbon homes over time as the electricity grid decarbonises, without the need for further costly retrofitting work.

From 2026, new homes built to the Future Homes Standard should have carbon dioxide emissions at least 75% lower than those built to current Building Regulations standards. The Future Homes Standard is yet to become effective into law, but once adopted - any new development will be expected to comply with (or exceed) the standards set out.

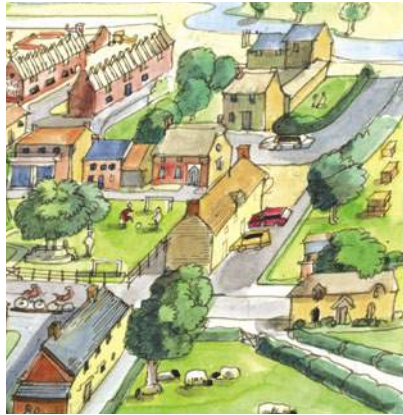


Active Design Guidance V3 (2023)

Sport England

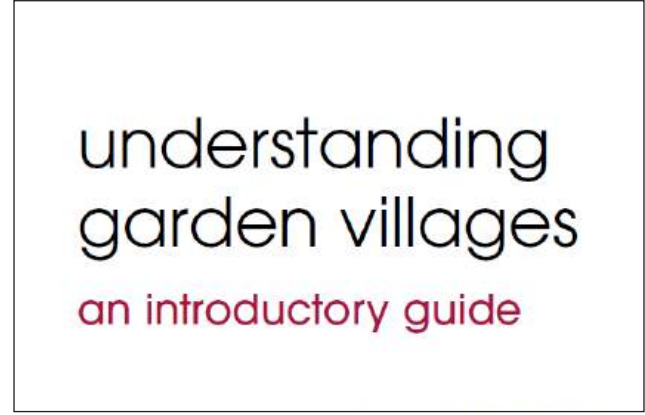
Sport England's Active Design Guidance provides a framework for shaping environments that encourage people to be physically active as part of their daily lives. The guidance sets out 10 Active Design Principles, and is supported by a suite of resources which include:

- A series of illustrative places and in-depth case study examples, covering a variety of contexts.
- A checklist to assess development proposals against the Ten Principles.
- The Designing for Physical Activity Handbook, which provides specific detailed design advice related to the provision of Active Environments.



Building Tomorrow's Rural Communities **A Design Guide**

Foreword by
HRH The Princess Royal
Featuring illustrations and contributions from



understanding garden villages an introductory guide

Building Tomorrow's Rural Communities: A Design Guide

English Rural Housing Association

Published in 2024, this design guide has been developed by a panel of rural experts and has been endorsed by HRH The Princess Royal. It focuses on the promotion of sustainable, affordable, and beautiful homes that respect and enhance the character of rural communities. A standout feature is a practical toolkit that empowers local communities to:

- Participate in the design process.
- Influence planning decisions.
- Ensure new homes reflect local character and needs.

Understanding garden villages: An introductory guide

TCPA

Published in January 2018, this foundational document is aimed at helping planners, developers, and communities understand how to create successful new garden villages in the UK.

The guide introduces the Garden City principles and explains how they can be adapted to smaller-scale developments known as garden villages. It aims to ensure these new communities are:

- Well-designed
- Sustainable
- Affordable
- Inclusive

Tasley is a hamlet and civil parish in the county of Shropshire. The following planning and design documents were reviewed to understand the policy context under which this document has been produced.

The codes and guidance contained within this document complement these other planning document prepared for the county. New development proposals will need to demonstrate that they have undertaken review of the local planning context, showing how they have considered the relevant documents.

Local planning policy and design guidance		Notes	Adoption date
Shropshire Council (Unitary authority)	Adopted Core Strategy DPD	Shropshire Local Development Framework	2011
	SAMDev Plan (2006-2016)		2015
	Draft Shropshire Local Plan (2016-2038)		Withdrawn
	Draft Shropshire Local Plan (2025-2045)	Intended to supersede the above	No details yet
	Sustainable Design SPD	Currently adopted SPD's	2011
	Type and Affordability of Housing SPD		2012
Tasley Parish Council	Tasley Neighbourhood Plan		Emerging

Table 16: Summary of local planning policy and design guidance.

Shropshire Local Development Framework

Shropshire Council is the local authority for the area - it is classed as a unitary authority as it was previously a county council, but also performs the functions of a district council.

The Shropshire Local Plan (otherwise known as the Local Development Framework) is made up of several planning documents, known as Local Development Documents (LDDs).

Two of the key documents which make up the Shropshire Local Development Framework (LDF) are:

- Core Strategy DPD - adopted 24 February 2011
- Site Allocations and Management of Development (SAMDev) Adopted Plan – adopted 17 December 2015

Core Strategy DPD

This document sets out the strategic planning policy for Shropshire, including a 'spatial' vision and objectives. It also sets out a development strategy identifying the level of development expected to take place in Shropshire (excluding the Borough of Telford and Wrekin) up until 2026.

Although Tasley is not mentioned in this document, Bridgnorth is listed as a key settlement which will provide a focus for development. Much of this development pressure is currently located within the Tasley parish, as development to the east of Bridgnorth is restricted by Green Belt.

SAMDev Plan (2006-2016)

The SAMDev Plan sets out proposals for the use of land and policies to guide future development in order to help to deliver the Vision and Objectives of the Core Strategy for the period up to 2026. It sets out Development Management policies, settlement policies, and site allocations, alongside associated Policies Maps.

Draft Shropshire Local Plan (2016-2038)

The former Draft Shropshire Local Plan (2016 – 2038) was intended to replace the LDF. It outlines a draft vision and framework for the future development of Shropshire up to 2038.

Shropshire Council were at an advanced stage of a Local Plan review, with the draft Plan submitted to the Secretary of State for examination on 3 September 2021.

However, inspectors raised significant concerns about the plan's soundness and it was concluded that the proposed revisions were too extensive to be completed within the allocated time frame. Shropshire Council has now withdrawn the plan from examination.

The council will now initiate the process of developing a new Local Plan for 2025-45, which will need to accommodate updated national planning guidance, including the government's increased housing targets for the county.

Supplementary Planning Documents (SPDs)

Shropshire Council have published several SPDs to provide further guidance to policies set out within the adopted Development Plan. SPDs relevant to Tasley include:

- **Sustainable Design SPD:** Adopted on 13 July 2011, the guidance implements Policy CS6 of the Shropshire Core Strategy (Sustainable Design and Development Principles). This policy requires all development to meet minimum requirements within a Sustainability Checklist, which is set out within the Sustainable Design SPD.
- **Type and Affordability of Housing SPD:** Adopted on 12 September 2012, the guidance is relevant to all types of residential development, providing detailed guidance to assist in implementing a number of Core Strategy policies. The SPD helps to provide a mix of good quality, sustainable housing development of the right size, type, tenure and affordability to meet the housing requirements of all sections of the community.

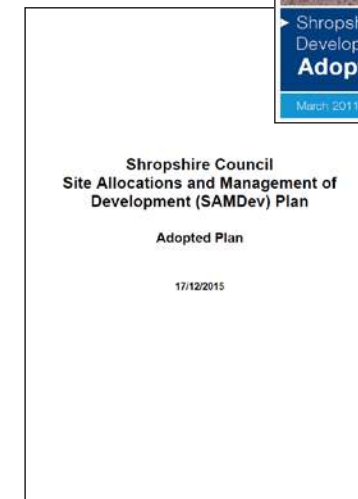
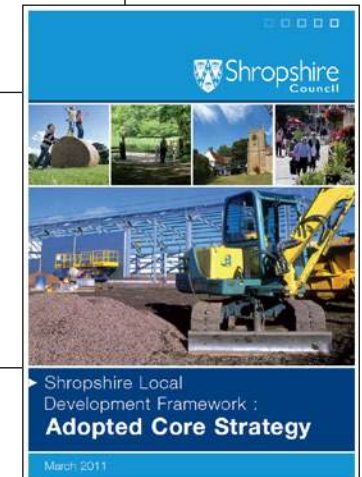
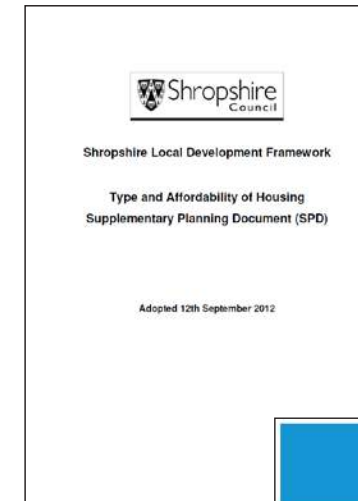
Tasley Neighbourhood Plan

The Tasley Neighbourhood Plan Steering Group (TNPSG) are currently working on a first consultation draft of the Tasley Neighbourhood Plan (TNP). It is expected to go to formal public consultation in late 2025.

The TNP is expected to cover the period from 2025-2038, and will contain locally prepared planning policies and guidance (including this Design Code) to be used to help determine planning applications within the Tasley Neighbourhood Area (NA).

The TNP is expected to set out a number of policies on the topics of:

- Footpaths and Cycle Paths
- Green Infrastructure
- Local Character and Design
- Village Hall and Community Centre
- Community Energy Schemes
- Residential Mix
- Employment Development



5.2 Glossary

This section provides definitions for urban design related terms used throughout this document.

- **Active frontages:** Refers to ground floor uses which create interest and activity along a street frontage. Active frontages (including shops, restaurants, homes with windows) help to create lively, safe and welcoming environments.
- **Block:** Refers to a defined area of land bounded by streets or other physical barriers. It typically includes buildings, open spaces, and other urban elements.
- **Building line:** The primary front face of buildings along a street. Where all of the buildings share a common building line (which can be curved) there is continuous enclosure along the street.
- **Built form:** Refers to the physical shape, structure, and arrangement of buildings and spaces within an urban area. It encompasses the architectural style, height, massing, and layout of buildings, as well as the relationship between structures and the surrounding environment.
- **Context:** Refers to the surrounding environment and conditions that influence the design and development of a particular area. It includes physical elements such as existing buildings, streets, landscapes, and infrastructure, as well as social, cultural, historical, and economic factors.
- **Density:** A measure of the amount of housing in a particular area (e.g. hectare). One of the simplest measures of density is the number of dwellings per hectare (dph), which can vary from 10dph in rural settings to over 200dph in city centres. Where residential uses are less common, density can also be measured using floor area ratios (FAR) - a calculation of a buildings total floor area in comparison to its plot size. The higher the ratio, the denser the construction.
- **Design Code:** A detailed document that sets specific design standards and guidelines for the development and appearance of buildings and spaces within a designated area. It aims to ensure that new developments are in harmony with the existing character and vision of the neighbourhood.
- **Enclosure:** Refers to the way buildings, walls, and other structures define and shape streets, creating a sense of containment and boundary. Enclosure is crucial for creating comfortable, human-scaled environments, influencing how people perceive and interact with urban spaces. It can affect the feeling of safety, privacy, and intimacy within public and private areas. Enclosure can be expressed as a ratio in which the first number relates to the height of the buildings and the second to the width of the street. A street with an enclosure ratio of 1:2 is therefore twice as wide as the height of the buildings.
- **Fenestration:** The arrangement, design, and placement of windows and other openings in a building's facade.
- **Floorplates:** The footprint of each floor within a building.
- **Frontage:** The front face of a building where it has its main door windows.
- **Gable:** The triangular portion of a wall between the edges of a sloping roof.

- **Hardstanding:** A paved or solid surface area used for parking vehicles, storage, or other purposes. It is typically constructed using materials such as concrete, tarmac, or paving stones.
- **Identity:** Refers to the distinctive characteristics and qualities that give a place its unique sense of character and meaning. It encompasses elements such as architecture, cultural heritage, landmarks, public spaces, and the overall aesthetic and functional attributes that make an area recognisable and memorable. Identity helps foster a sense of belonging and pride among residents and can attract visitors and investment.
- **Infill development:** Refers to the process of developing vacant or underutilised parcels of land within existing urban areas.
- **Landmark:** A structure that stands out due to its distinctive architectural features, historical significance, or cultural importance. Landmark buildings serve as visual reference points within the urban landscape, helping to define the identity and character of a city or neighbourhood.
- **Massing:** Refers to the three-dimensional form and arrangement of buildings within a space. It involves the consideration of height, bulk, and shape of structures.
- **Permeability:** The ease with which people can move around an urban area. It involves the connectivity and accessibility of streets, pathways, and public spaces, allowing for efficient and fluid movement. High permeability enhances walkability, encourages social interaction, and supports economic activity by making it easier for people to access different parts of the urban environment.
- **Plot:** Refers to a specific parcel of land designated for development. It is typically defined by boundaries such as property lines and can vary in size and shape.
- **Public realm:** The public spaces of an urban area. This includes streets, squares and parks where people are free to walk. It does not include private gardens or courtyards or shopping malls.
- **Roofscape:** Refers to the visual and functional design of rooftops within an urban area. Takes account of elements like roof pitch, chimneys, green roofs and solar panels.
- **Setback:** The distance from the building frontage to the street, edge of plot, or other designated boundaries.
- **Street hierarchy:** The relative importance of different streets. This traditionally includes primary streets (often A-roads) that carry most through traffic, secondary streets that take traffic into each neighbourhood and local streets that give access to each of the buildings.
- **Streetscene:** The visual and functional composition of a street, including its buildings, landscaping, street furniture, and overall aesthetic. It encompasses the elements that contribute to the character and atmosphere of the street, such as architectural styles, materials, signage, lighting, and greenery.
- **Urban grain:** A concept that describes the complexity and coarseness of an urban area. Fine grained areas have a large number of different buildings and closely spaced streets. Coarse grained areas have large blocks and buildings, with little architectural variety.

5.3 Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

Because the design guidance and codes in this document cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

1

General design considerations for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Positively integrate energy efficient technologies;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Have all sources of flood risk been fully considered and understood in the design and layout of the development?
- Is the site located within a Groundwater Source Protection Zone where extra assessment and mitigation is required?

1 (continued)

General design considerations for new development:

- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? I.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?

3 (continued)

Local green spaces, views & character:

- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design? Can any new views be created?
- Is there adequate amenity space for the development? Does the new development respect and enhance existing amenity space?
- Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?
- Have opportunities for enhancing existing amenity spaces been explored?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?
- Have multi-functional SuDS been incorporated into the design of the development? Have they been considered early in the design process and linked to the landscaping, green/ blue infrastructure proposals?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard and/ or soft? Does it relate to and signal the identity of the context - for example, rural, suburban or town centre character?
- Are public art and heritage features part of the gateway proposals?
- Is inclusive access considered for all user groups? Particularly the young, old, wheelchair and buggy users?
- Is clear and attractive wayfinding signage presented?

5

Building line and boundary treatment:

- What are the characteristics of the building line? Is it variable or consistent?
- How well do buildings define the spaces they line?
- How has the building line been responded to in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?
- Are boundary features, high-quality, durable and without undue maintenance requirements?
- Are planting and hedgerows integrated or used as part of the boundary and streetscape?
- Do the building setbacks mean parking is a dominant feature in the streetscene? How do boundaries screen or soften parking and utilities such as bin stores?

6

Buildings layout and grouping:

- What are the typical groupings of buildings? Are they set in clusters, rows or defined blocks?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape/ villagescape/ landscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling groupings according to main streets, access streets, lanes and edges?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

7

Building heights and roof-line:

- What are the characteristics of the roof-line?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Has the location of all services been confirmed and considered in the design of the development?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Are there any proposed dormer roof extensions set within the roof slope?
- Is the side extension set back from the front of the house?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in-situ to reduce waste and embodied carbon?
- Can a green roof/ rain garden be incorporated in the detailed design of the extension and can the water be re-used for example through the incorporation of water butt?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
 - Does the proposed material harmonise with the local materials?
 - Does the proposal use high-quality materials?
 - Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
 - Does the new proposed materials respect or enhance the existing area or adversely change its character?
 - Are recycled materials, or those with high recycled content proposed?
 - Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?
 - Can permeable materials be incorporated into the design of the development and can water be directed to permeable areas?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a bio-diverse roof in its design?
 - Can permeable materials be incorporated into the design of the development and can water be directed to permeable areas?

10

Car parking and bicycles:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided? Are the mountings suitable to the character of the place?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility?
- Are changing facilities and showers provided for cyclists?

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivalled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a Fortune 500 firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at [aecom.com](https://www.aecom.com) and [@AECOM](https://www.aecom.com).

