

Part B: Your Response

Please complete a separate **Part B form** for each response that you wish to make. One **Part A form** must be enclosed with your **Part B form(s)**.

To assist in making a response, separate **Guidance** is available on the Council's website. Responses should be returned by **5:00pm on Tuesday 11th June 2024**.

Name and Organisation:	Andrew Coley, Bridgnorth Civic Society
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Q1. To which document(s) does this response relate?

a. Draft policy on Housing Provision for Older People and those with Disabilities and Special Needs and its explanation.	<input type="checkbox"/>
b. Updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report.	<input checked="" type="checkbox"/>
c. Updated Housing and Employment Topic Paper.	<input type="checkbox"/>
d. Updated Green Belt Topic Paper.	<input type="checkbox"/>

Q2. To which paragraph(s) of the document(s) does this response relate?

Paragraph(s):	Stage 2a Housing Appraisal Appendix 1 (regarding BRD030)
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Q3. Do you consider the document(s) are:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:

Q4. Please detail your comments on the specified document(s).

Please be as precise as possible.

Criteria 5 states that the site boundary is within 480m of a Primary School. This relates to Castlefields Primary. But this school whether accessed by foot or by vehicle would be in excess of 1 km from BRD030. The plus score of the sustainability appraisal is therefore incorrect. The school is already full to capacity. Criteria 7 states that the site is wholly or partly on grade 1, 2 or 3 agricultural land. This is true. But criteria 11 incorrectly states that the site is wholly or partly brownfield or previous industrial or potentially contaminative use. This is at odds with the criteria 7 assessment and is untrue. The site is entirely agricultural. This is evidenced by the "Welcome" public consultation exercise on Tasley Garden Village published by Taylor Wimpey in 2020. If the assessments were correctly rated on these 2 criteria, the overall score would be "Poor", not "Fair". It is neither legally compliant nor sound for these assessments to be false or misleading.

(Please continue on a separate sheet if necessary)

Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.

Q5. Do you consider it necessary to participate in relevant examination hearing session(s)?

Please note: This response provides an initial indication of your wish to participate in relevant hearing session(s). You may be asked to confirm your request to participate.

No, I do not wish to/consider it necessary to participate in hearing session(s)

Yes, I consider it is necessary/wish to participate in hearing session(s)

The Inspectors will determine the most appropriate procedure to consider comments made during this consultation.



Response to Draft Shropshire Local Plan by BRIDGNORTH CIVIC SOCIETY

CONTINUATION SHEET

“Bridgnorth Civic Society (BCS) has noted and carefully considered Shropshire Council’s draft Local Plan for the period 2016 to 2038, and wishes to make the following response for the Council’s consideration:

1. BCS notes that of the 1050 dwellings intended for site BRD030, 600 would be as a contribution towards the unmet development needs forecast to arise within the Black Country (which we understand to mean Wolverhampton, Sandwell, Walsall and Dudley local authorities). This would therefore mean that the balance of 450 dwellings would be to meet local needs.

BCS is concerned, however, as this appears to suggest double-counting of the number of new dwellings required to meet local needs. We state this because under SAMDev for the period 2016 to 2026, Shropshire Council considered that the allocation of 500 new homes to be built in Tasley (on sites BRD 001, 020a and 020b) would be sufficient for local needs. Although that land is already designated for these new homes to be developed, not one of these 500 homes has yet been started.

Accepting that these 500 homes will be built at some point, it follows that any new homes to be built on site BRD030 would be surplus to local needs and that therefore, any new homes built there could be entirely regarded as a contribution towards the Black Country’s unmet development needs. BCS regards the intended allocation of 1050 new homes on site BRD030 would therefore be disproportionate and in excess of what would be needed for either the local population or that of the Black Country.

2. BCS expects the appraisal processes undertaken by Shropshire Council to be objective, accurate and dispassionate. However, there are several factors in the appraisal of site BRD030 which we consider to be plainly incorrect, viz.:

a) Assessing that the boundary of the site is “within 480 metres of a primary school” (see criteria 5). This is factually incorrect as the only primary school nearby is Castlefields. We estimate this to be in excess of 1 kilometre from the boundary of BRD030 when accessed either by foot or by vehicle, due to the geography of that area. We do not understand the reason for including Castlefields Primary in this appraisal as the school does not have the capacity to accommodate any significant increase in pupils. Although the developers have previously stated that a new primary school could be developed within site BRD030, such a school does not actually exist yet and if ever built would be likely to be one of the last developments to be constructed on that site.

b) Assessing that the site is “wholly or partly classified as brownfield or is wholly or partly within an area with a previous industrial or potentially contaminative use” (criteria 11). This is incorrect, as evidenced by the “*Welcome – Public Consultation Exercise*” document (Taylor Wimpey, 2020), which states “The site is principally occupied by existing agricultural fields...” A copy of that document is attached. A site visit by the Planning Inspectorate would confirm this.

c) In the “Summary” it states that Bridgnorth benefits from strong road links to the Black Country via the A454 corridor. BCS considers that this is misleading and deeply inaccurate. The roads between Bridgnorth and Wolverhampton, Dudley and Stourbridge are already choked with congestion, especially at peak times, at the pinch-points at the boundary of Wolverhampton (A454), at Himley on the border of Dudley (B4176), and at Stourton (A449). The A454 has to absorb the additional commuter traffic from nearby Perton, and the B4176 already has extra traffic from the new garden village built at Wombourne. The development

of BRD030 would inevitably lead to substantial extra traffic to the Black Country and would be counter to Sustainability Objectives 5 (encourage the use of sustainable means of transport) and 6 (reduce the need of people to travel by car). BCS and the people of Bridgnorth are all too aware that there are poor public transport links with the Black Country, and that these have dwindled over time. An hourly bus service to Wolverhampton is all we have, and there has been no rail service either for over 60 years.

3. BCS believes that the appraisals for both housing and employment regarding site BRD030 have been incorrectly scored. Currently they are rated as “Fair” in both the overall sustainability conclusion and the overall Black Country sustainability conclusion. If the scores were corrected to take account of the lack of nearby schooling and that the site is agricultural land, the overall sustainability conclusion would be “**Poor**”, not “Fair”.

4. It appears that no account has been taken in the sustainability appraisals of the fact that BRD030 would lack access to main drains and that the current sewage treatment plant for the town (near Eardington) is already operating to capacity. We believe that the development of site BRD030 would lead to Bridgnorth’s sewage treatment capacity becoming overloaded, leading to untreated sewage discharges into the River Severn. This would be contrary to Sustainability Objective 9 (Conserve and enhance water quality in Shropshire and reduce the risk of water pollution).

5. We consider that Shropshire Council is unambitious for site BRD 030 (or any other site) in proposing that only 20% of the new dwellings would be “affordable”. As such, this would have only a very limited impact in meeting the housing needs of local people. We suggest that a higher percentage of new dwellings built under the Local Plan should be required to be “affordable”.

BRIDGNORTH CIVIC SOCIETY, 9 JUNE 2024

WELCOME

TAYLORWIMPEY.CO.UK/TASLEYGARDEN

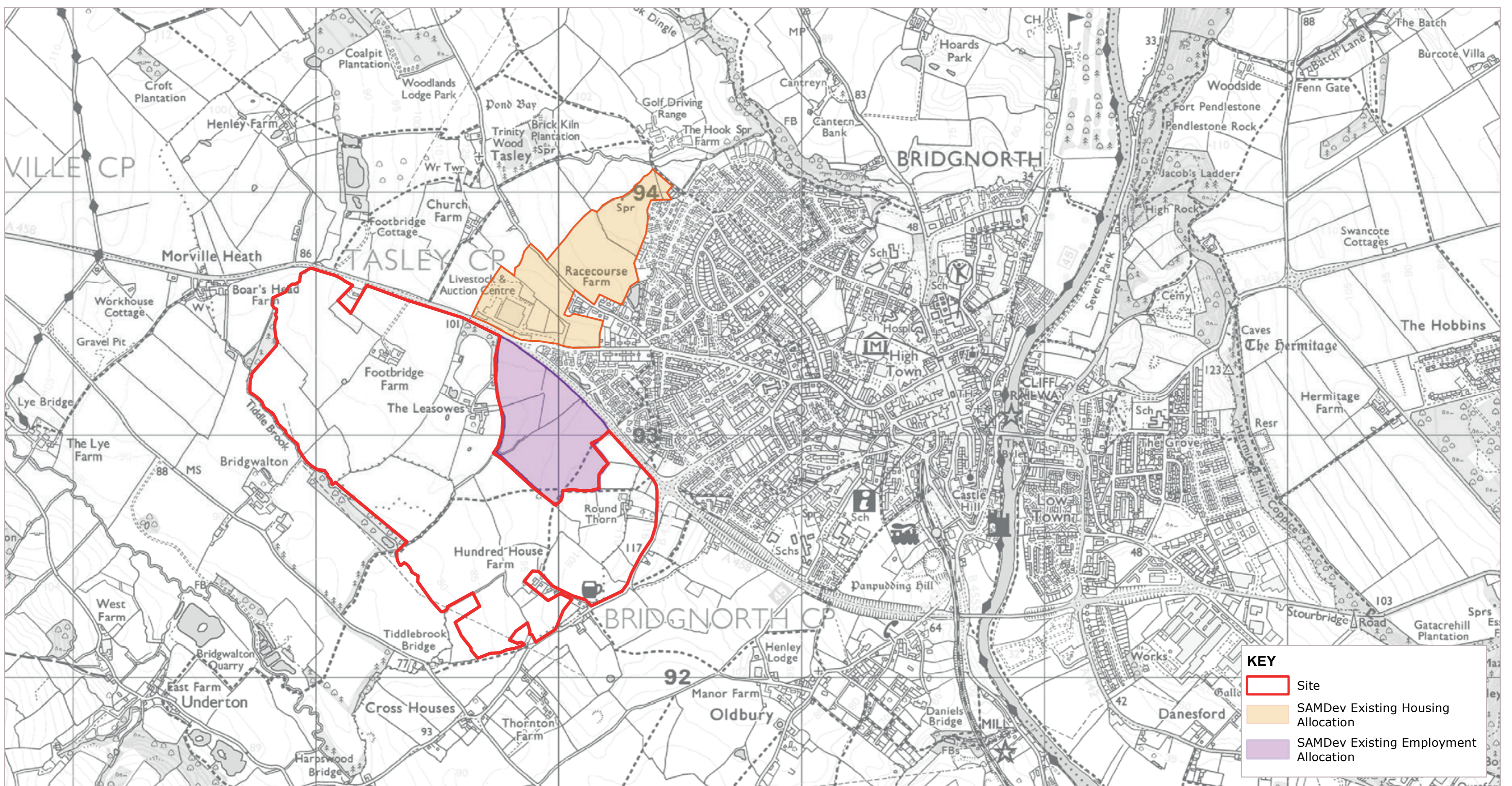
Taylor
Wimpey

This Public Consultation exercise is being carried out by Taylor Wimpey to provide details of our development proposals for a new Garden Village at Tasley and to obtain the views of local people and businesses.

Tasley Garden Village is being promoted by Taylor Wimpey through the emerging Shropshire Local Plan Review. This site is proposed as a more sustainable alternative to the Local Plan Review preferred option of delivering a Garden Village on Green Belt land at Stanmore, which was consulted on by Shropshire Council in early 2019.

Taylor Wimpey are a national homebuilding company with over 125 years' experience. Taylor Wimpey have unrivalled experience of building homes and communities and, as a considerate, responsible developer, have a commitment to local communities.

We are keen to engage with local people and businesses regarding the development proposals and work together with the local community and local planning authority.



OVERALL VISION

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Taylor
Wimpey

The site covers an area of approximately 129 hectares located to the south west of Bridgnorth, adjacent to the A458 and the existing Shropshire Site Allocations and Management of Development (SAMDev) employment allocation.

The site is principally occupied by existing agricultural fields and land focused around the three main farms of Roundthorn Farm, Leasowes Farm and Footbridge Farm. The site is located outside the Green Belt.

The site is conveniently located to ensure future residents and employees can easily access existing facilities in Bridgnorth and to ensure that the employment land and new community uses are easily accessed by those already living in Bridgnorth.



Tasley Garden Village

Taylor Wimpey are promoting a new Garden Village to meet the existing and long-term future housing and employment needs of Bridgnorth on land outside the designated Green Belt. This is being promoted through the emerging Shropshire Local Plan Review which will guide future development up to 2038.

The level of development to be delivered on the site would be guided by the needs identified in the emerging Local Plan Review.

However it is currently envisaged that the site would deliver:

- At least 16 hectares of land for new employment development up to 2038;
- Up to 1,050 new homes up to 2038;
- A new primary school;
- A local centre including small-scale commercial, community and day-to-day convenience retail uses;
- Creation of a new Country Park and over 27 hectares of public open space and outdoor sports provision;

- Around 39 hectares of land to meet future development needs beyond 2038; and,
- Potential for new bus routes, a replacement park and ride facility and a new crossing over the A458.

An illustrative masterplan has been prepared to set out the vision for the site and demonstrate the opportunity to create a landscape-led development that upholds Garden Village principles. The masterplan highlights those existing properties which would be retained and unaffected by the proposed development.

DEVELOPMENT PROPOSALS

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Housing

The number of homes to be delivered would be guided by needs identified within the emerging Shropshire Local Plan Review. However, the Garden Village could deliver up to 1,050 new homes up to 2038, with the potential to deliver more homes beyond 2038 in order to meet longer-term development needs.



Employment

The Garden Village would provide around 16 hectares of employment land to meet the needs identified within the emerging Shropshire Local Plan Review. This would create opportunities for a mix of employment uses, including space for starter businesses and larger floorspace/plots to accommodate the expansion of existing businesses and attract new businesses.



Local Centre/Primary School

A local centre of around 1.5 hectares is proposed at the heart of Tasley Garden Village which could provide a range of local services including small scale shops, café/restaurant, public house and community and health uses.

Alongside the local centre, would be land capable of accommodating a new primary school and associated playing fields to meet the needs of the development and wider town.



Country Park and Open Space

Tasley Garden Village will include the creation of a new 19 hectare Country Park and a series of green links through the village to create a range of new walking and recreation routes.

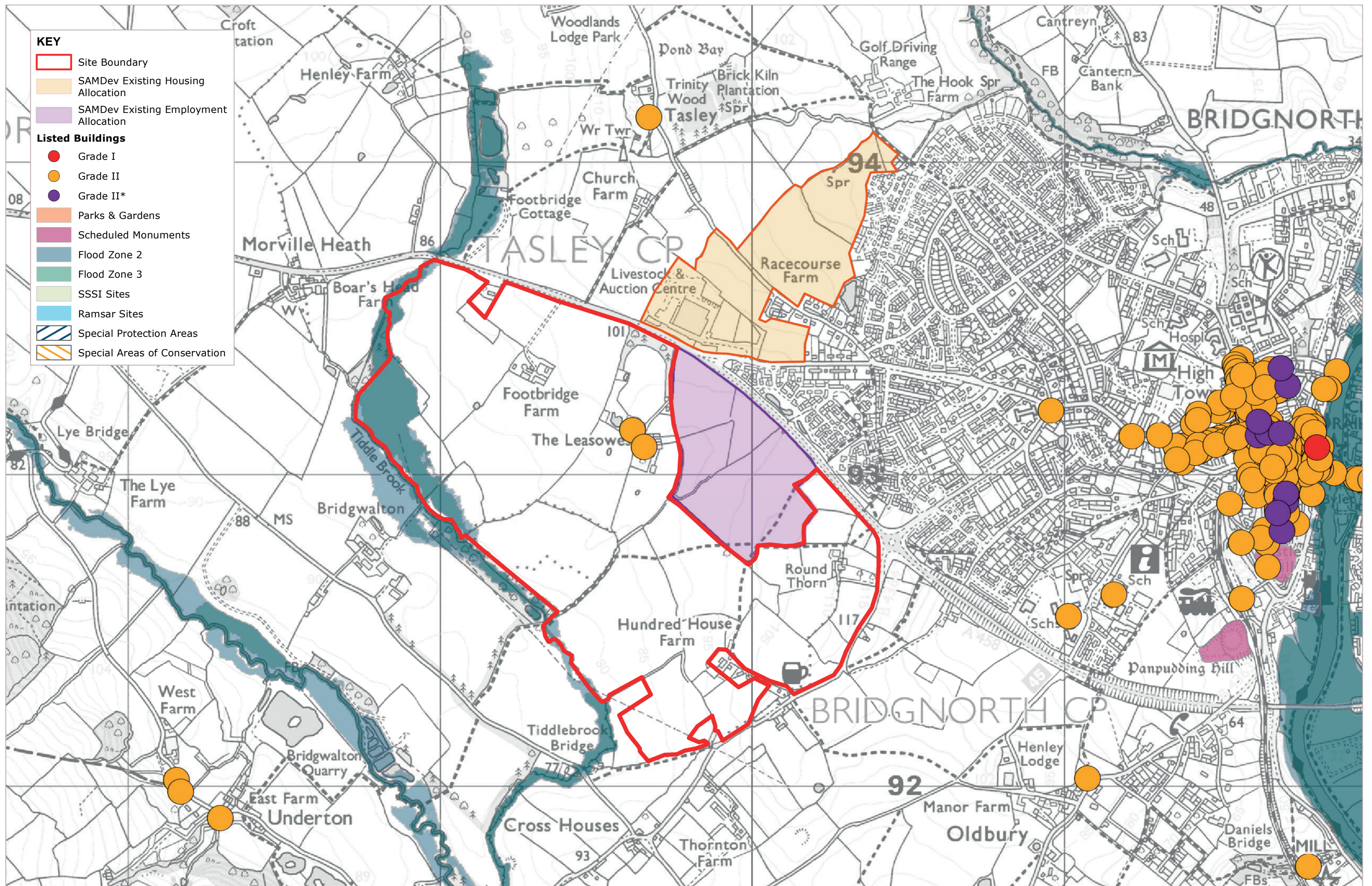
A number of smaller parks and open space areas will be created to provide further more localised opportunities for recreation and the enhancement of existing public rights of way in order to enhance accessibility to the wider open countryside.



Future Development Land

The proposals that have been presented include areas of land which would be available to meet Bridgnorth's development needs in the longer term beyond the Local Plan Review plan period of up to 2038 and could be brought forwards for residential or employment uses, or a mix of the two. At present, the illustrative masterplan shows these areas being developed for residential uses.

The identification of this additional land to meet future development needs will help to create a concentration of development to support new facilities and services in the longer term whilst also protecting the Green Belt, located to the east of the town, from future development.



Transport

Technical work carried out by Taylor Wimpey's project team recommends that three new vehicular accesses be created; one off Ludlow Road and two off the A458. There is also the potential to provide an additional link through the existing employment allocation which borders the site if required.

There is the opportunity for a range of improvements to sustainable transport connectivity, in the form of new bus stops close to or within the site and new footpath connections. Taylor Wimpey are also exploring opportunities to create a high level pedestrian and cycle crossing over the A458 as well as a replacement park and ride facility.

Further work regarding detailed highway design and access arrangements would be carried out if the site were to be allocated for development through discussions with Shropshire Council's highways team.

Flood Risk And Drainage

The site is located almost entirely within Flood Zone 1 which is land at the lowest risk of flooding. Small parts of the western boundary of the site are located within higher risk flood zones; Flood Zone 2 and 3 based on the Environment Agency's Flood Risk Map. These areas are associated with Tiddle Brook which principally forms the western and southern boundaries of the site. Taylor Wimpey's technical team are undertaking hydraulic modelling of this small tributary to determine whether the area at risk of flooding is smaller than the current Flood Risk Map

suggests. Nevertheless, the illustrative masterplan shows how the site can be developed to avoid development within these limited areas of potential flood risk.

The proposals have been assessed against a range of other potential flood risk sources including surface water, canals, groundwater, reservoirs and sewers. None of these sources have been found to represent a potential barrier to development.

Although the detailed drainage scheme would only be designed if the site was allocated for development, the drainage scheme would ensure that surface water runoff is limited to existing greenfield runoff rates through the development of an on-site Sustainable Drainage System (SuDS). This will ensure that flow rates to existing watercourses are not increased as a result of the development and will help protect against flooding further downstream.

Archaeology and Heritage

A Heritage Assessment has been prepared in support of the Garden Village and confirms there are no Conservation Areas within or adjacent to the site. Although there are two listed buildings within the site, the masterplan has been carefully planned and designed to protect the setting of these designated heritage assets. An archaeological assessment confirms that the potential for significant archaeological remains is considered to be low.



Landscape

This site is not subject to any formal landscape designations and also lies outside the Green Belt. The nature of the landforms in the local area limit views of the site from further afield and existing woodland to the south west screens views of the site.

As shown in the masterplan, significant planting is proposed to mitigate any impacts on the landscape as a result of the proposals. The Garden Village is a landscape led development which will be set amongst mature trees and woodland.

Ground Conditions

A Phase 1 Geo-Environmental Assessment has been prepared which confirms that the site has historically been used as agricultural land. Therefore, potential contamination sources are extremely limited or absent for the majority of the site. Future work would be carried out on any potential contamination sources from historically infilled ponds, existing agricultural fuel tanks and land adjacent to an old clay pit in the north west of the site and a remediation strategy developed if required.

Ecology

An ecological assessment has been prepared in support of the Garden Village which confirms there are no overriding ecological constraints which would prevent development coming forward on this site.

A significant area of land would be set aside for ecological enhancements to ensure the development achieves a net gain in biodiversity.

Utilities

Existing gas, water, sewer and telecommunications infrastructure already exists in the local area. Upgrades will be made where necessary to ensure there is sufficient capacity within the existing network to accommodate the proposed development.

ECONOMIC BENEFITS

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Taylor
Wimpey

What will our development bring to the area?

Tasley Garden Village will bring significant economic and community benefits to the local area. The employment land and commercial development will help to build a strong, responsive and competitive economy which will create new jobs, create tax revenues and increase expenditure in the local economy.

The new homes proposed will increase locally generated household expenditure in local shops and services, as well as helping to retain economically active residents locally. The delivery of new homes will also ensure that local people are able to access the housing market, noting local affordability issues and a general shortage of affordable housing.



100 jobs

Direct construction roles and indirect/induced jobs supported per annum during the build phase.



£230m¹

Estimated construction investment over 16-year build programme



£4.1m⁴

Potential New Homes Bonus Revenue to Shropshire Council



£26.5m

Annual household expenditure



1,250

Economically active and employed residents estimated to live in the new housing



£193m GVA²

Economic output from temporary jobs supported by activities at the site over the build phase (present value)³



1,700 jobs

Gross Full Time Equivalent (FTE) jobs supported on-site



£1.9m

Estimated annual increase in Council Tax revenue.



£1.1m

Estimated business rates payable per annum



£72m

Annual economic output contribution from jobs supported by activities at the site

¹ The construction cost has been estimated using the BCIS Online tool and is exclusive of external works, contingencies, supporting infrastructure, fees, VAT, finance charges etc.

² GVA or gross value added, is the measure of the value of goods and services produced in an area, sector or industry.

³ GVA figures over a longer time frame are discounted to provide net present value estimates.

⁴ Calculated using the Government's New Homes Bonus Calculator (2020-2021).

FREQUENTLY ASKED QUESTIONS

TAYLORWIMPEY.CO.UK/TASLEYGARDEN

Taylor
Wimpey

The following sets out some questions you may have regarding the Tasley Garden Village proposals, and provides the details of how you can comment on the proposals.



What type, and how many, new homes would be built?

The site would be capable of accommodating up to 1,050 new homes up to 2038. However, the number of homes to be delivered would be dependent on the need identified in the next stage of Shropshire's Local Plan Review.

The site would deliver a mix of affordable housing and market housing that meets the needs of local people. This would include a mix of smaller homes and homes designed for the elderly.

The site is of a sufficient scale to accommodate further residential and employment development beyond 2038 to ensure the future development needs of the town can be met.

What new facilities and services would be delivered?

It is expected that the development would provide local facilities to meet the day-to-day needs of the development, as well as serving the existing residents around Bridgnorth. This would include a small local centre providing local shopping and service facilities along with the potential for new community and healthcare uses.

The site would also include the potential to deliver a new primary school, the size of which would be informed by a local needs assessment.

New employment development will also be provided close the A458 to provide opportunities for local employment and investment in the area.

Would this scheme be developed alongside the proposals for a new settlement at Stanmore?

No. The scheme is being promoted by Taylor Wimpey as an alternative to the suggested Green Belt release at Stanmore which has been the subject of earlier public consultation by other parties.

What is the current status of the site?

The site is being promoted by Taylor Wimpey through the Local Plan Review process. Details of the site and proposals have been submitted to Shropshire Council's planning policy team for consideration.

No planning application has been submitted for the proposed development.

Is the site on Green Belt land?

No. Unlike the proposed development at Stanmore, the proposed development would not result in the loss of any designated Green Belt. Development in this location would therefore protect the Green Belt located to the east of Bridgnorth.

What is a Garden Village?

A Garden Village is a new community that is planned, designed and delivered in accordance with Garden City principles. Such new developments can be within existing settlements or as a sustainable urban extension. These principles include delivering homes that are affordable to ordinary people, creating a local jobs offer within the development and the creation of a vibrant communities with high-quality design and generous amounts of green spaces.

How would the site be accessed?

Detailed access arrangements would be developed if the site were to be allocated for development. However, current technical work carried out by Taylor Wimpey's project team recommends that three new vehicular accesses are created; one off Ludlow Road and two off the A458.

What impact would a development here have on flood risk?

No development would be proposed on any land which is at risk of flooding. Although the detailed drainage scheme would only be designed if the site was allocated for development, the drainage scheme would ensure that surface water run-off is limited to existing greenfield runoff rates through the development of an on-site Sustainable Drainage System (SuDS). This will ensure that flow rates to existing watercourses are not increased as a result of the development and will help protect against flooding further downstream.

What about the proposed poultry sheds that are subject to a current planning application on part of the site?

The site where the proposed poultry buildings are located forms part of the proposed Tasley Garden Village development. These poultry buildings are currently the subject of a live planning application with Shropshire Council. In the event that the current application was granted planning permission and that Tasley Garden Village was allocated for development through the Shropshire Local Plan Review; the proposed poultry buildings would not be built on the site.

How can I comment on the proposal?

You can share your feedback by emailing tasleygarden@taylorwimpey-pr.co.uk or by filling out the online form. You have until Monday 1st June to submit your comments.

Part B: Your Response

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Name and Organisation:	Andrew Coley, Bridgnorth Civic Society
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Q2. To which paragraph(s) of the document(s) does this response relate?

Paragraph(s):	Table 12.3 "Summary"
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Q3. Do you consider the document(s) are:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:

Q4. Please detail your comments on the specified document(s).

Please be as precise as possible.

The Summary states "Bridgnorth...benefits from strong road links to the Black Country via the A454 corridor". This is untrue and incorrect. The roads in question (A454, B4176/A4101 & A458) already become severely congested at peak times where they reach the West Midlands conurbation. It is unrealistic for these roads to absorb the extra traffic that would arise from a further major housing development at Bridgnorth. The assessment fails to mention that sites BRD 001, 020a and 020b (Tasley) are already allocated for the development of 500 dwellings, projected to be built by 2024, none of which have yet been begun. When these are eventually built, they are likely to add to existing traffic levels to/from the Black Country. It is neither legally compliant nor sound to make these false or misleading assessments.

(Please continue on a separate sheet if necessary)

Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.

Q5. Do you consider it necessary to participate in relevant examination hearing session(s)?

Please note: This response provides an initial indication of your wish to participate in relevant hearing session(s). You may be asked to confirm your request to participate.

No, I do not wish to/consider it necessary to participate in hearing session(s)

Yes, I consider it is necessary/wish to participate in hearing session(s)

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