

## Statement of Common Ground.

Between Bloor Homes Ltd & Taylor Wimpey UK Ltd  
(Representor ID A070); and Shropshire Council.


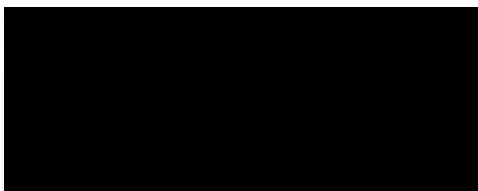
Pegasus Group act on behalf of Bloor Homes Ltd and Taylor Wimpey UK Ltd.

Tasley Garden Village.

Date: August 2024 | Rep ID: A070 | Pegasus Ref: P20-1800\_R012v3 JB\_JB

Author: Jonathan Burns

# TASLEY GARDEN VILLAGE

|   |  |
|---|--|
| <p>Approved by: Edward West (Planning Policy and Strategy Manager – Shropshire Council)</p>  | <p>Approved by: Max Whitehead – Bloor Homes Ltd<br/>Zoe Curnow – Taylor Wimpey UK Ltd</p>  |
| <p>On behalf of: Shropshire Council</p>   | <p>On behalf of: Bloor Homes Ltd and Taylor Wimpey UK Ltd</p>  |
| <p>Date: 19/08/2024</p>   | <p>Date: 19/08/2024</p>  |



## Document Management.

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# 1. Statement of Common Ground.

## Introduction

- 1.1. This Statement of Common Ground (SoCG) has been prepared jointly by Pegasus Group (on behalf of Bloor Homes Ltd (Bloor) and Taylor Wimpey UK Ltd (Taylor Wimpey)) and Shropshire Council ('the parties').
- 1.2. The SoCG is intended to identify the main areas of agreement between the parties in respect of the draft allocation of land at Tasley Garden Village (BRDO30) ('the site') and strategic matters relevant to Bridgnorth. This statement also identifies where there are any main areas of disagreement or matters where it is agreed that further work is required.

## Land Control and Ownership

- 1.3. The site is controlled by Bloor and Taylor Wimpey who support the draft allocation.

## Illustrative Masterplan

- 1.4. A masterplan was originally prepared by Taylor Wimpey to support the promotion of the site and demonstrate how Tasley Garden Village (BRDO30) and the associated Potential Future Direction of Growth (Schedule S3.1(iii)) could be brought forward to meet Bridgnorth's existing and future development needs. This masterplan, which formed part of a wider Vision Document, was submitted by Taylor Wimpey through their representations to the Regulation 18 consultation in September 2020 and the Regulation 19 consultation in February 2021. It is agreed that this illustrative masterplan appropriately informed the site assessment process undertaken by the Council and supports the site's proposed allocation.
- 1.5. Since this masterplan was prepared, Bloor has assumed control of the majority of the Tasley Garden Village site and associated Potential Future Direction of Growth area. As such, Bloor is now leading on the overall promotion and delivery of the scheme. Taylor Wimpey has maintained control over a smaller part of the site and will be a development partner of Bloor moving forward. Consistent with the proposed site guidelines for the site, Bloor and Taylor Wimpey are currently reviewing the masterplan to inform the potential sustainable development of the site – achieving proposed site guidelines, achieving wider policy requirements, and responding to the change in land control and implications for future phasing of development. This work is ongoing with an expectation that Bloor and Taylor Wimpey will engage with the local planning authority and undertake local consultation prior to the recommencement of the Local Plan examination hearings. Shropshire Council are committed to engaging positively with this masterplanning process.
- 1.6. It is agreed that the Taylor Wimpey prepared masterplan informed the draft allocation boundary for the Tasley Garden Village site. Through the ongoing masterplanning process consideration is being given to the design, layout and the suitable phasing of development and infrastructure delivery. In the event that both parties agree that the ongoing masterplanning process identifies an opportunity to improve the development through an amendment to the proposed Tasley Garden Village allocation boundary, an appropriate main modification to the Plan could be proposed. As this masterplanning work is ongoing,



with consultation expected prior to the examination hearings, this would be discussed through Matter 9 of the Stage 2 Hearings.

## **Planning Policy Context**

- 1.7. This subsection sets out key strategic matters of agreement of direct relevance to the draft allocation and strategic matters relevant to Bridgnorth.

### **Level of Housing and Employment Development**

- 1.8. It is agreed that Policy SP2 proposes an appropriate level of housing and employment growth over the proposed plan period, and that the delivery of new housing and employment development within the Principal Centres, which includes Bridgnorth, will help to achieve a sustainable and appropriate pattern of development. Bloor and Taylor Wimpey have raised concerns relating to the plan period and the fact it will not plan for a minimum period of 15 years from adoption in accordance with NPPF paragraph 22. Shropshire Council have responded to these concerns and consider the plan period remains appropriate.

### **Black Country Unmet Needs**

- 1.9. It is agreed that the site represents an appropriate and suitable location to accommodate some of the proposed contribution to the unmet housing need that is forecast to arise in the Black Country, for the reasons set out in the updated Housing and Employment Topic Paper (GC45) and Additional Sustainability Appraisal Report (GC44). This recognises the clear functional relationship between Bridgnorth and the Black Country and existing migration patterns.

### **Strategic Distribution of Development**

- 1.10. It is agreed that the proposed distribution of development would secure the urban focus that is envisaged and that the proposed residential development guidelines set out in Table 21 of examination document GC45 are appropriate.

### **Role of Bridgnorth**

- 1.11. It is agreed that the plan for Bridgnorth, to fulfil its role as the second largest Principal Centre, is appropriate and that this will be achieved by delivering new homes alongside new employment land/opportunities. This will ensure that new development is focused in areas that will help support, and have access to, the extensive range of services and facilities within the town.

### **Strategy for Bridgnorth**

- 1.12. A comprehensive mixed use sustainable urban extension (BRDO30) is proposed to be allocated to contribute towards the achievement of the proposed strategy. The parties agree this site is capable of delivering sustainable development which will contribute towards meeting the needs of Bridgnorth, its wider hinterland and some of those unmet needs arising from the Black Country authorities.

## Development Guidelines for BRD030

- 1.13. This subsection considers the development guidelines for the Tasley Garden Village site (BRD030) which are set out in Schedule S3.1 (i). It is agreed that this site would be able to deliver the following key outputs over the plan period:
- Circa 1,050 dwellings;
  - Circa 16 hectares of employment land;
  - A new local centre;
  - 20 hectares of green infrastructure; and
  - A 19-hectare linear park.

### Masterplan

- 1.14. The parties agree that it is appropriate for an overarching masterplan to be prepared to provide a vision and overall development framework to guide the future development of this site. This would form a material consideration within the planning application process.
- 1.15. Policy S3.1 currently requires an SPD to be prepared and adopted in order to guide the future development of the site and provide a vision, design code and updated masterplan for the site to be used as a material consideration in the determination of any future planning application(s).
- 1.16. Bloor and Taylor Wimpey do not consider that an SPD is necessary and that there should only be a requirement for a masterplan to be agreed to inform the future development of the site.
- 1.17. Shropshire Council recognises that consistent with the draft site guidelines, Bloor and Taylor Wimpey are progressing the masterplanning to inform the potential sustainable development of the site – achieving proposed site guidelines, achieving wider policy requirements, and responding to the change in land control and implications for future phasing of development. It is also recognised that this process will involve engagement with the community and Shropshire Council.
- 1.18. On balance, the Council considers this constitutes an appropriate process to inform proposals for the site. As such, the Council would support a main modification to the draft policy to state *“The development of this site will be in accordance with a vision, design code and masterplan which will be prepared in consultation with the public and approved by Shropshire Council. This will represent a significant material planning consideration and must be completed before granting any planning application for development of the site.”*

### Village/Local Centre

- 1.19. The parties agree that a new village/local centre should be delivered within the development and that this should provide an appropriate range of retail and community uses reflective of the scale of development within Tasley Garden Village (BRD030), consistent with the draft site development guidelines.



- 1.20. For the reasons set out at 4.22 of their Regulation 19 representations, Bloor and Taylor Wimpey do not agree with the proposed requirement for the delivery of the village/local centre to be linked with the first phase of residential development. Rather, Bloor and Taylor Wimpey consider that this, along with other development phasing, should be considered through the preparation of the masterplan which will determine the location of the village/local centre and be better placed to guide the phasing of such provision.

#### **Medical Centre**

- 1.21. The parties agree that space on the site should be provided for a medical centre if required by the Shropshire, Telford and Wrekin Integrated Care System (ICS). The need for this would be determined through liaison during the detailed masterplanning and subsequent planning application processes.

#### **Primary School**

- 1.22. It is agreed that the site will provide up to 2 hectares of land for the delivery of a new primary school.

#### **Open Space and Linear Park**

- 1.23. The parties agree that Tasley Garden Village will deliver extensive areas of open space, which will include new playing fields (and associated facilities), green infrastructure and a linear park. The details of these would be guided by the masterplan and subsequent planning application process.

#### **Access and Highways Improvements**

- 1.24. There has been extensive work carried out in respect of the need for access and highways improvements, with discussions held with the Council's highways officers. It is agreed that safe access can be provided into the site, including access off the A458, in a way that is complementary to the approved access to the SAMDev allocations BRIDO01/BRIDO20b, BRIDO20a, ELRO11/a and ELRO11b. This would be considered further through the ongoing masterplanning and detailed design work to be carried out in support of any future planning application process.
- 1.25. Work has also been carried out in respect of the potential impact on the wider highway network which has been reviewed by WSP on behalf of Shropshire Council. Their findings summarised in the Review of Potential Strategic Sites for Bridgnorth Strategic Review document (Evidence Base document EVO13 O2). This concludes that whilst there may be some requirement for mitigation measures to the wider highway network, the level of mitigation needed would be of a level that could be implemented by the proposed development. The parties agree that necessary improvements to the A458 Ludlow Road roundabout, the wider highway network and associated infrastructure will be undertaken, informed by Strategic and Local Highway Transport Assessments.

#### **Pedestrian and Cycle Links**

- 1.26. It is agreed that the development would be able to provide safe pedestrian and cycle links through the site and connecting to the wider urban area and the parties agree that the pedestrian and cycle links envisaged within the proposed site guidelines are necessary and appropriate. Work has been carried out to explore the feasibility of, and opportunities to

deliver, a new pedestrian and cycle bridge over the A458 to the northeast to link the site to the rest of Bridgnorth. A copy of this work is provided at Appendix 1. It is agreed that this note demonstrates that the delivery of such a bridge is feasible within the adopted public highway and that there are a number of design options which could be delivered. This will be considered further through the masterplan and subsequent planning application process.

- 1.27. Pedestrian and cycle links are considered by WSP on behalf of Shropshire Council within their Review of Potential Strategic Sites for Bridgnorth Strategic Review (Evidence Base document EVO13 02). This confirms that the majority of Bridgnorth is walkable from the site within 25 minutes and cyclable within 10 minutes with various amenities available within 2km of the site, including secondary schools and the town centre. It is agreed that the development would upgrade and enhance pedestrian and cycle connectivity from the site.

#### **Employment Provision**

- 1.28. It is agreed that employment land should be provided as part of the development. Although the location of this will be determined through the masterplanning process, it is agreed that this should be sited in a gateway location along the A458.

#### **Heritage and Environmental Assets**

- 1.29. It is agreed that significant work has been carried out regarding the impact on environmental and heritage assets and that any impacts could be appropriately mitigated through the detailed design work. This will be considered further through the masterplan and subsequent planning application process and the resultant development will be consistent with relevant site guidelines and the requirement of relevant draft policies of the draft Shropshire Local Plan.

#### **Drainage and Flood Risk**

- 1.30. It is agreed that Tasley Garden Village will be able deliver a multi-stage sustainable drainage system and water treatment facilities, informed by a sustainable drainage strategy ensuring that water runoff is restricted to that equivalent to the greenfield rate and water quality in the wider drainage network is protected. Development would be excluded from any parts of the site in Flood Zones 2 and 3 which cover small parts of the boundary of the BRDO30 site and the south-western area of the Potential Future Direction of Growth area and any areas with residual surface water flood risk.

#### **Infrastructure Provision**

- 1.31. The proposed development guidelines for BRDO30 document infrastructure requirements and provide the starting point for the timescales of infrastructure provision. The parties agree that the delivery and phasing of infrastructure provision would be considered in greater detail through the masterplan process, and the subsequent planning application process. This would be informed by the preparation of relevant assessments to ensure that infrastructure is delivered at appropriate points of the development. The development and infrastructure provision would then be delivered in accordance with the agreed phasing.

#### **Viability and Deliverability**



- 1.32. The site comprises largely greenfield land and is not subject to any known abnormal remediation or preparation costs. The economic viability of the site has been reviewed and it is agreed that the development is economically viable and capable of delivering the required infrastructure having regard to the proposed site guidelines and proposed requirements of the policies of the draft Shropshire Local Plan. Tasley Garden Village (BRDO30) is being promoted by Bloor and Taylor Wimpey, who are experienced developers, with willing landowners. There are no legal covenants that would prevent the land coming forward for development.
- 1.33. The parties agree that this site is deliverable. There is broad agreement between the parties regarding the housing delivery trajectory for the site; although Bloor and Taylor Wimpey consider that development on the site will be delivered quicker than Shropshire Council's assumptions. It is agreed that the site would be capable of starting to deliver dwellings within the first five years of the plan being adopted, with first dwelling completions in 2025/26 and that development would be completed within the plan period. Bloor and Taylor Wimpey expect the final dwellings to be completed in 2035/36, with Shropshire Council assuming the development is completed later in 2037/38.
- 1.34. Shropshire Council's current housing delivery trajectory is set out within the Five Year Housing Land Supply Statement (GC47). Bloor and Taylor Wimpey's housing delivery trajectory is set out in their representations to the additional submission documents (ID A070). The following Table 1 summarises the parties' assumptions on the housing delivery trajectory.

*Table 1 – BRDO30 – Expected Housing Delivery Trajectory*

| Reporting years                              | Bloor / Taylor Wimpey Assumptions | Shropshire Council Assumptions |
|--|-----------------------------------|--------------------------------|
| Years 1-5 (2023/24 – 2027/28)                | 225                               | 176                            |
| Years 6-10 (2028/29 – 2032/33)               | 500                               | 410                            |
| Years 11-15 (2033/34 – 2037/38) <sup>1</sup> | 325                               | 464                            |
| <b>Total up to 2037/38</b>                   | <b>1,050</b>                      | <b>1,050</b>                   |

## Conclusion

- 1.35. This Statement of Common Ground has been prepared by Pegasus Group (on behalf of Bloor and Taylor Wimpey) and Shropshire Council and sets out those points of agreement, and any key points of disagreement, in relation to the draft Tasley Garden Village allocation (BRDO30) and the development strategy for Bridgnorth. It is agreed that there are no identified areas for additional work required to support the Local Plan and draft allocation.

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<sup>1</sup> Bloor/Taylor Wimpey assumed final completions in 2035/36. Shropshire Council assumed final completions in 2037/38.



## **Appendix 1 – Note on Feasibility of a Footbridge over the A458**

## 1. Introduction

- 1.1 WYG has been commissioned by Taylor Wimpey to provide highways and transport advice in relation to a proposed Garden Village in Tasley, Bridgnorth, Shropshire.
- 1.2 The current proposals comprise 1,050 dwellings, 16 hectares of employment land uses, a primary school and a local centre up to 2038 with opportunities for further development beyond 2038.
- 1.3 At the time of writing this note, the Tasley Garden Village proposals are being promoted for inclusion in the Shropshire Local Plan.
- 1.4 Scoping discussions in relation to the proposals have been undertaken with the local highway authority (LHA), namely Shropshire Council (SC). The Council highlighted the requirement of a safe and suitable pedestrian / cycle connection from the site, across the A458 and into Bridgnorth Town Centre.
- 1.5 Transport consultant, Croft Consulting, were of the view that a footbridge was not required. In order to progress the considerations of the site, the feasibility of a foot / cycle bridge over the A458 has been assessed.
- 1.6 The purpose of this transport note is to set out the feasibility of the potential foot / cycle bridge over the A458. It should be noted that at this stage of the local plan, there is no requirement to go to the expense of undertaking a detailed design, but it is appropriate to assess the delivery against the parameters which guide the design of such structures. On that basis, this report provides an overview of the design parameters, an overview of the land ownership and three deliverable design options.

## 2. Design Parameters

- 2.1 The bridge design parameters have been provided by WYG bridge engineers to inform this feasibility study. The design parameters are summarised below:
  1. 4.5 metre separation from the carriageway edge to the edge of the structure
  2. A maximum gradient of no greater than 1:22, such that horizontal sections landings and changes of direction are not required.
  3. A clearance over the carriageway of a minimum of 5.7 metres plus 0.1 metre for deflection
  4. A 3.5 metre width throughout the bridge
  5. Steps up to the bridge ramp

- 2.2 Onward connections have been provided and a continuous 2m footway is provided at ground level around the bridge structure, allowing pedestrians to travel along Ludlow Road / A458 without having to use the bridge structure.

### 3. Land Ownership

- 3.1 The proposed combined foot / cycle bridge over the A458 would be entirely contained within the adopted highway. The adopted highway plan is included as **Appendix A**.

- 3.2 A topographical survey has been commissioned and is shown in **Appendix B**.

### 4. Design Options

- 4.1 Working with the surveyed ground levels and the extent of available land, three bridge options have been identified. The final design will be the subject to detailed design considerations, including connections to onward footways / public open space, the provision of footways under the bridge and connections to existing desire lines etc.

- 4.2 It should also be noted that dialogue has taken place with the local authority as to whether connections could be made into the public open space (on the north side of the A458) or indeed whether the bridge could over-sail some of that public open space. Early indications are that such connections or encroachment would be acceptable in the public interest, however the design options 1, 2 and 3 which are brought forward in this report do not encroach into that land. Consequently, it is the case that in the final delivery of the bridge even more attractive solutions may be possible but are not relied upon.

- 4.3 The remainder of this section describes the key characteristics of the options and introduces an illustrative concept visualisation of the structure to assist the reader.

#### Option 1: Bridge located 52 metres west of Ludlow Road Roundabout

- DDA compliant ramps
- Stairwells
- 3.5m wide cycle and pedestrian bridge width

- 4.4 The Option 1 layout and visualisations are included as **Appendix C**.

Option 2: Bridge located 12 metres west of Ludlow Road Roundabout

- Switchback ramp arrangement
- DDA compliant ramps
- Stairwells
- 3.5m wide cycle and pedestrian bridge width

4.5 The Option 2 layout and visualisations are included as **Appendix D**.

Option 3: Bridge located 12 metres west of Ludlow Road Roundabout

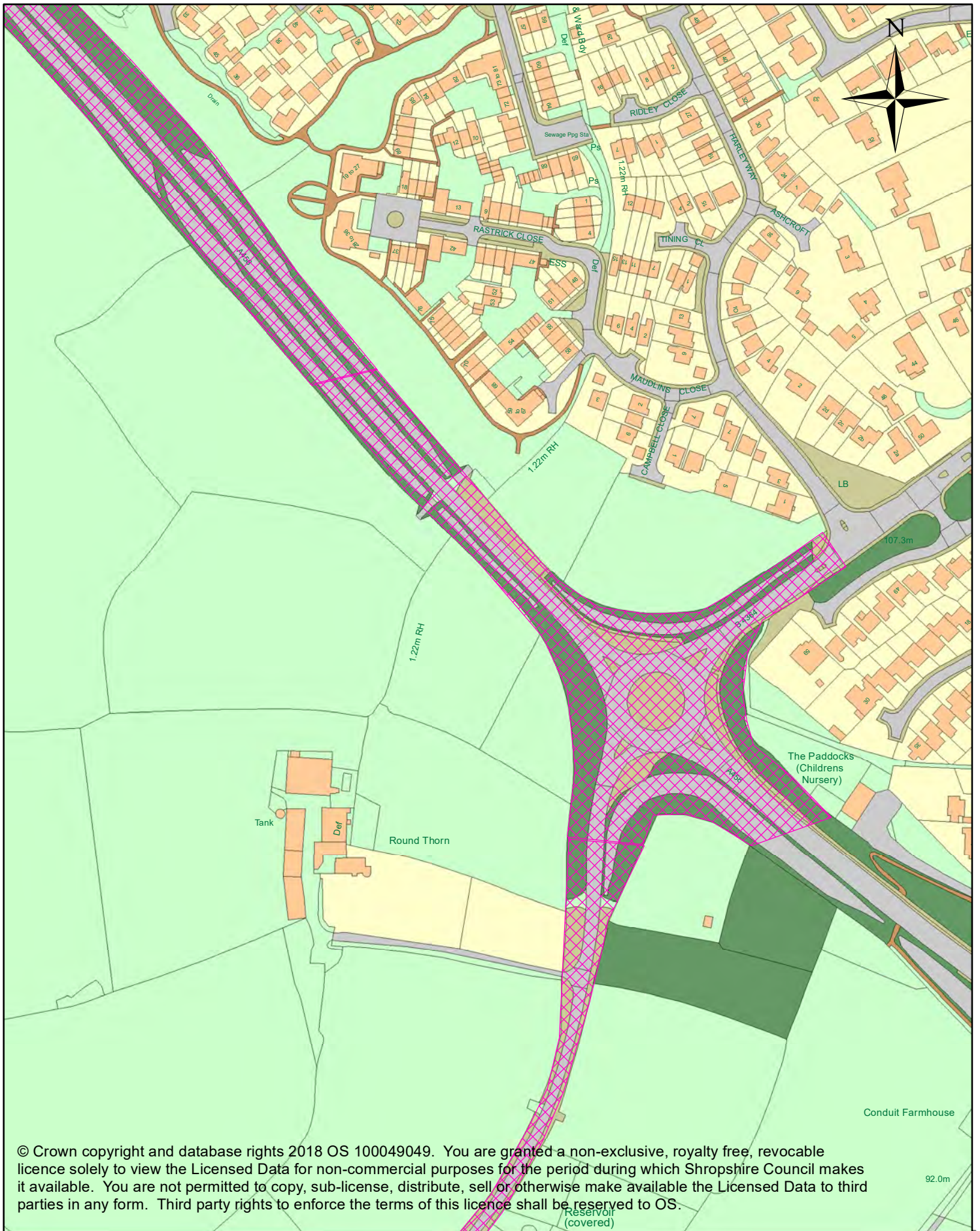
- Switchback ramp arrangement
- DDA compliant ramps
- Stairwells
- 3.5m wide cycle and pedestrian bridge width

4.6 The Option 3 layout and visualisations are included as **Appendix E**.

## 5. Conclusions

5.1 It is apparent from the preliminary investigations that not only is a footway cycle bridge feasible but there is some considerable design flexibility in how a bridge structure may evolve and still be contained within adopted public highway.

## Appendix A – Adopted Highway Plan



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**Shropshire**  
Council

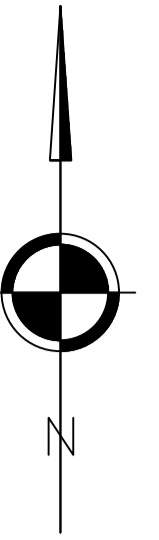
**Highways Development Control  
Development Services**

The Shirehall, Abbey Foregate  
Shrewsbury, Shropshire, SY2 6ND

**Scale: 1:2,500**

## Appendix B – Topographical Survey





SURVEY ORIENTATED TO REAL TIME GPS

**NOTES AND AMENDMENTS**

ONLY MANHOLES AND SERVICES VISIBLE AT TIME OF SURVEY SHOWN  
DRAINAGE INFORMATION MUST BE CHECKED AND VERIFIED WITH LOCAL AUTHORITY RECORDS PRIOR TO WORK COMMENCING  
Levels defining edge of carriageway are observed at channel (bottom of kerb). Unless otherwise stated.  
TREE SPREADS ARE SYMBOLIC ONLY AND ARE REPRESENTATIVE OF THE THE AVERAGE SPREAD. THE DRIP LINE LAYER DENOTES THE TREES EXTREMITY

**Topographical Survey Legend**

|      |                       |     |                            |
|------|-----------------------|-----|----------------------------|
| BH   | Litter bin            | TL  | Tie line                   |
| BH   | Bore Hole             | TP  | Telegraph pole             |
| BS   | Bollard               | TPS | Tactile paving slabs       |
| BS   | Bus stop              | TS  | Traffic signal light       |
| BT   | British telecom ic    | TV  | Television cover           |
| CPS  | Concrete paving slabs | VP  | Vent pipe                  |
| DR   | Drain                 | WM  | Water meter                |
| Elec | Electrical ic         | WO  | Wash Out                   |
| EP   | Elec. pole            | UTL | Unable to lift             |
| ER   | Earth rod             | VA  | Valve annotation           |
| FR   | Fire Hydrant          | B/W | Barbed wire                |
| FP   | Flagpole              | C/B | Closed boarded             |
| FT   | Flange/step           | C/I | Corrugated iron            |
| G    | Gully                 | C/L | Chain link                 |
| GP   | Gate post             | C/P | Concrete panel             |
| GV   | Gas valve             | H/R | Hand rail                  |
| IC   | Inspection cover      | I/R | Iron railings              |
| JB   | Junction box          | O/B | Open boarded               |
| KO   | Kerb outlet           | P/C | Post & chain               |
| LB   | Letter box            | P/R | Post & rail                |
| LP   | Lamp post             | P/W | Post & wire                |
| Mkr  | Utility marker        | W/M | Wire mesh                  |
| MP   | Mile post             |     | Level profile descriptions |
| MW   | Monitoring Well       | AL  | Arch level                 |
| NP   | Name plate            | BL  | Bed level                  |
| P    | Post                  | CL  | Cover level                |
| PM   | Parking meter         | EH  | Eaves level                |
| RE   | Rodding eye           | EL  | Eaves level                |
| RS   | Road sign             | IL  | Invert level               |
| rap  | Rain water pipe       | PL  | Plunged level              |
| SP   | Sign post             | RH  | Roof/ridge level           |
| ST   | Step top              | SL  | Soffit level               |
| SB   | Service Box           | Top | Top of pipe/culvert        |
| SV   | Stop valve            | WH  | Wall height                |
| TCB  | Telephone call box    | WL  | Water level                |
| TH   | Trial Hole            |     |                            |

**BENCH MARK INFORMATION**

All levels relate to OSBM Newlyn  
Datum Generated by VRS GPS

**SURVEY STATIONS**

|        |            |            |         |
|--------|------------|------------|---------|
| st.n1  | 370561.622 | 292868.801 | 106.744 |
| st.n1a | 370520.557 | 292873.065 | 109.741 |
| st.n1b | 370478.788 | 292859.099 | 112.052 |
| st.n1c | 370408.586 | 292902.368 | 107.601 |
| st.n2  | 370464.758 | 292803.863 | 109.479 |
| st.n3  | 370470.598 | 292760.968 | 109.250 |
| st.n4  | 370422.338 | 292802.360 | 109.503 |
| st.n5  | 370425.030 | 292757.829 | 110.271 |
| st.n6  | 370408.653 | 292680.125 | 114.051 |
| st.n7  | 370388.215 | 292845.328 | 108.510 |

**REVISIONS**

| REV | DESCRIPTION | SURVEYED | DRAWN | DATE |
|-----|-------------|----------|-------|------|
|     |             |          |       |      |

**JLP Surveying**

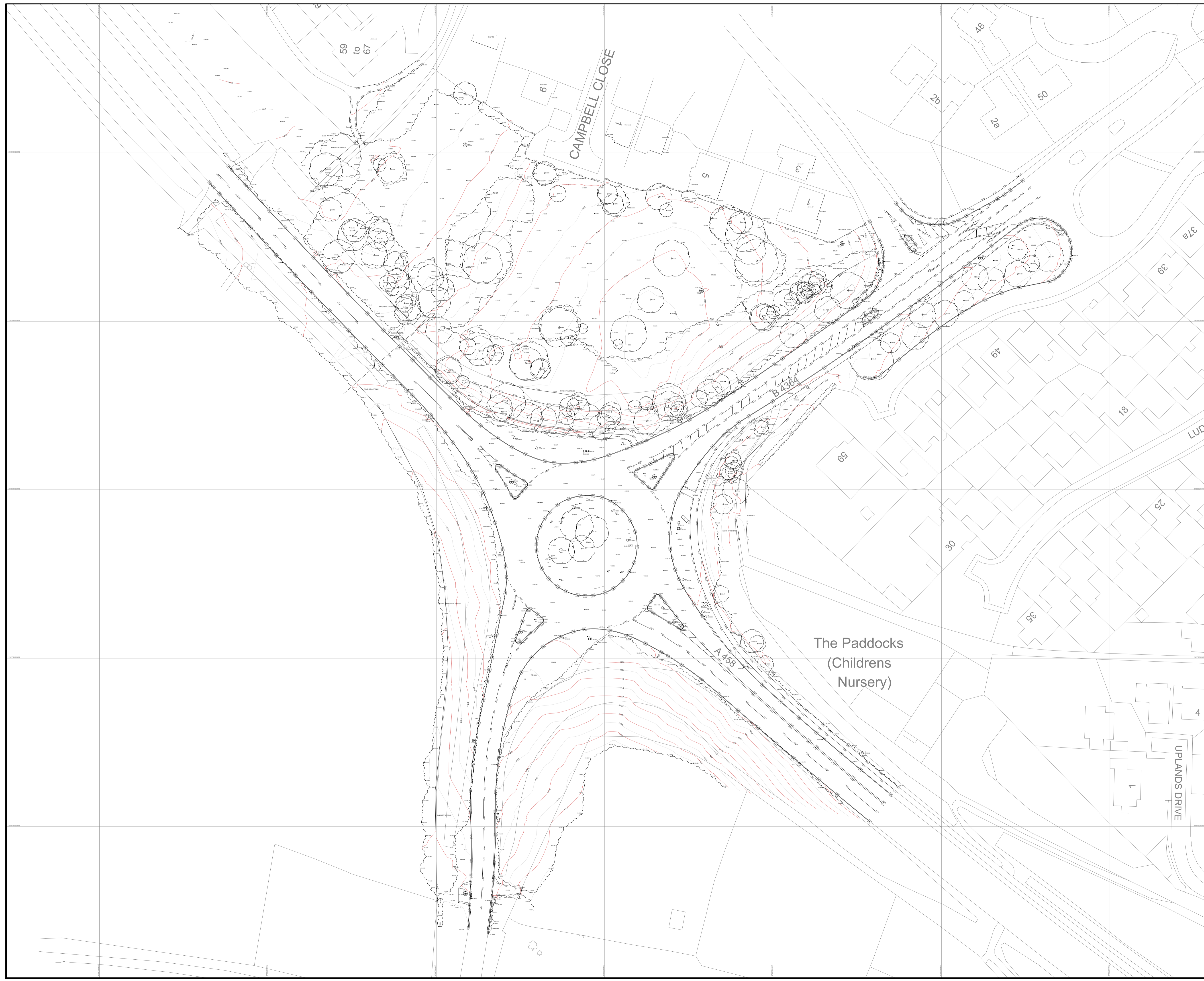
JLP Surveying Consultants Ltd,  
Suite 45 Rodney House,  
King Street,  
Wigan,  
WNL1 1BT  
Tel - 01942 243313  
Fax - 01942 492230  
Mobile - 07710 428498  
EMAIL - petchoaston@jlp-surveys.com

PROJECT  
**Ludlow Road  
Bridgnorth**

DRAWING TITLE  
**Topographical Land Survey**

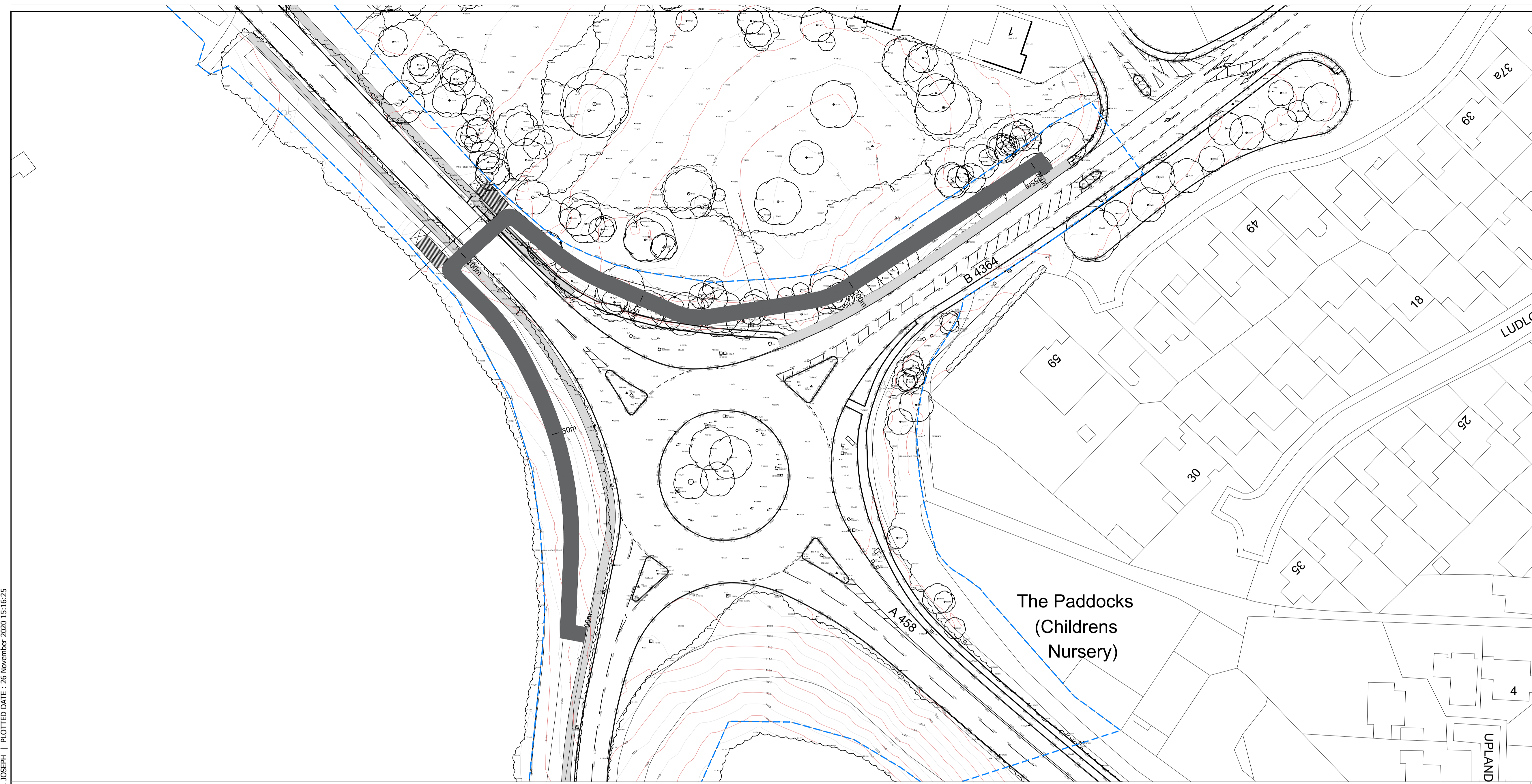
| SCALE   | SHEET SIZE | No. of SHEETS | DATE       | REVISION |
|---------|------------|---------------|------------|----------|
| 1 : 500 | A1         | 2             | 19.11.2020 |          |

DRAWING NUMBER  
**S20-957-1**

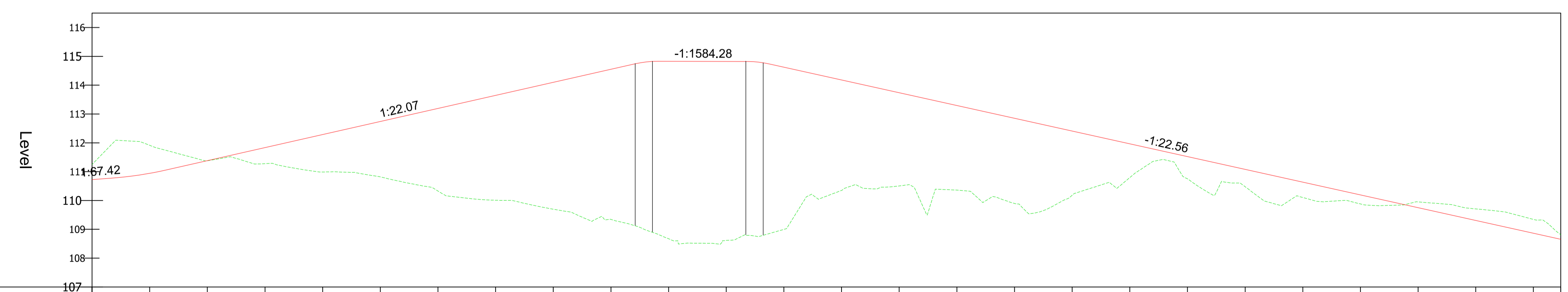


## **Appendix C – Design Option 1: Layout and Visualisations**

- DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS
- THIS DRAWING SHOULD BE READ IN RELATION TO THE SUBJECT OF THE TITLE ONLY. OTHER INFORMATION SHOWN ON THE DRAWING IS TO BE CONSIDERED INDICATIVE ONLY. REFERENCE SHOULD BE MADE TO APPROPRIATE DRAWING SERIES/SPECIFICATIONS FOR OTHER INFORMATION.
  - ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
  - THIS DRAWING IS BASED ON OS MAPPING / TOPOGRAPHICAL SURVEY. WYG DOES NOT TAKE RESPONSIBILITY FOR ANY DISCREPANCIES.



The Paddocks  
(Childrens  
Nursery)



|                 |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Chainage        | 00+00   | 10+00   | 20+00   | 30+00   | 40+00   | 50+00   | 60+00   | 70+00   | 80+00   | 90+00   | 100+00  | 110+00  | 120+00  | 130+00  | 140+00  | 150+00  | 160+00  | 170+00  | 180+00  | 190+00  | 200+00  | 210+00  | 220+00  | 230+00  | 240+00  | 250+00  | 25+74   |
| Proposed Levels | 110.723 | 110.942 | 111.380 | 111.833 | 112.287 | 112.740 | 113.193 | 113.646 | 114.099 | 114.552 | 114.829 | 114.823 | 114.625 | 114.181 | 113.738 | 113.295 | 112.852 | 112.409 | 111.965 | 111.522 | 111.079 | 110.636 | 110.193 | 109.749 | 109.306 | 108.863 | 108.653 |
| Existing Levels | 111.249 | 111.914 | 111.378 | 111.277 | 110.989 | 110.619 | 110.328 | 110.009 | 109.698 | 109.344 | 108.672 | 108.614 | 108.998 | 110.349 | 110.504 | 110.399 | 109.898 | 110.181 | 110.795 | 110.751 | 110.478 | 110.104 | 109.880 | 109.953 | 109.709 | 109.346 | 108.810 |

FIRST PROPOSAL - LONGSECTION  
SCALE: H 1:500, V 1:100. DATUM: 107.000

**PRELIMINARY ISSUE**

|     |             |    |     |     |         |
|-----|-------------|----|-----|-----|---------|
| P01 | FIRST ISSUE | PT | JM  | PB  | 11/2020 |
| REV | DESCRIPTION | BY | CHK | APP | DATE    |

Client:  
TAYLOR WIMPEY STRATEGIC LAND

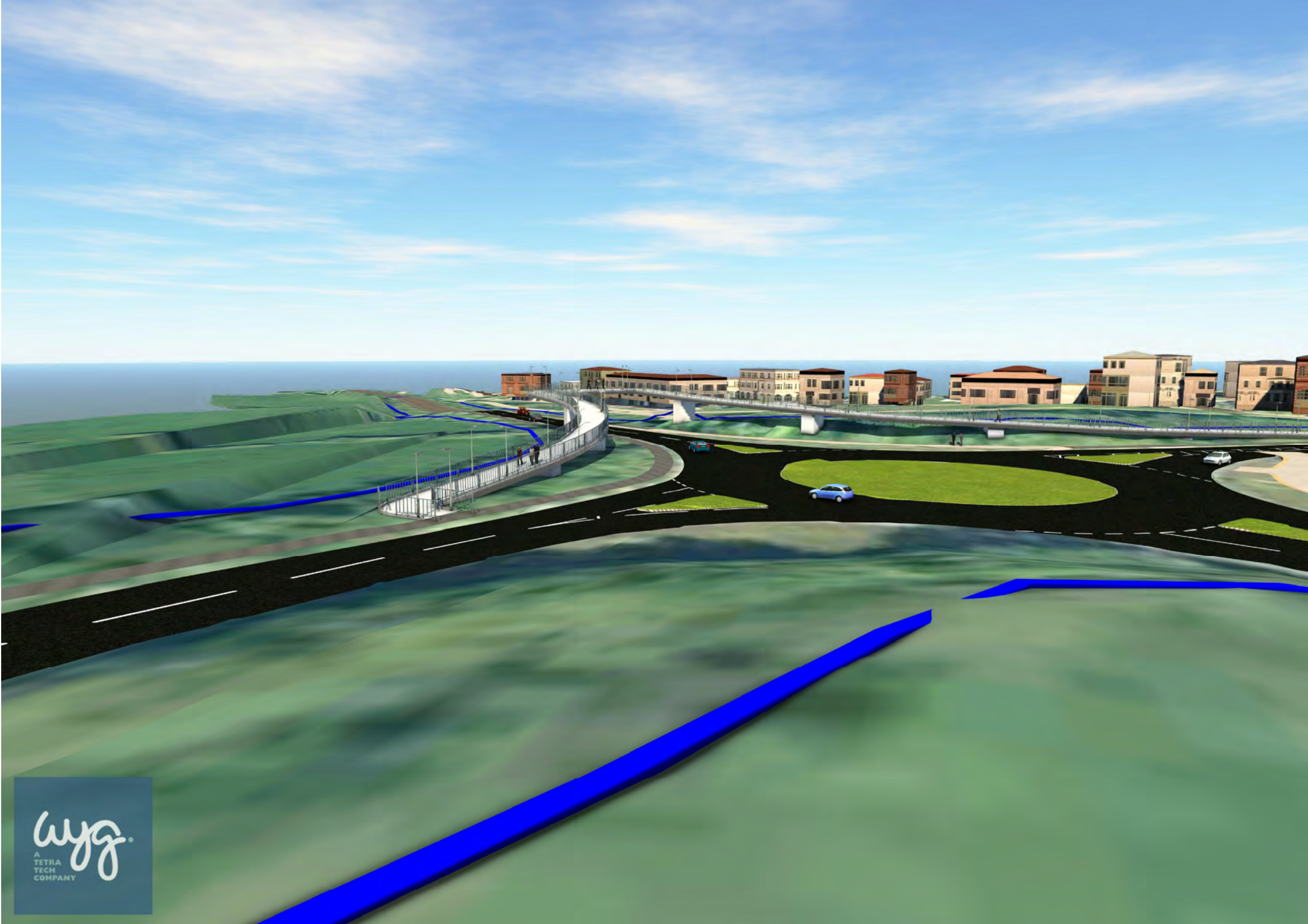
QUAY WEST at MediaCity UK  
TRAFFORD WHARF ROAD  
TRAFFORD PARK  
MANCHESTER  
M17 1HH  
TEL: +44 (0)161 872 3223  
FAX: +44 (0)161 872 3193  
e-mail: manchester@wyg.com



Project:  
TASLEY GARDEN VILLAGE

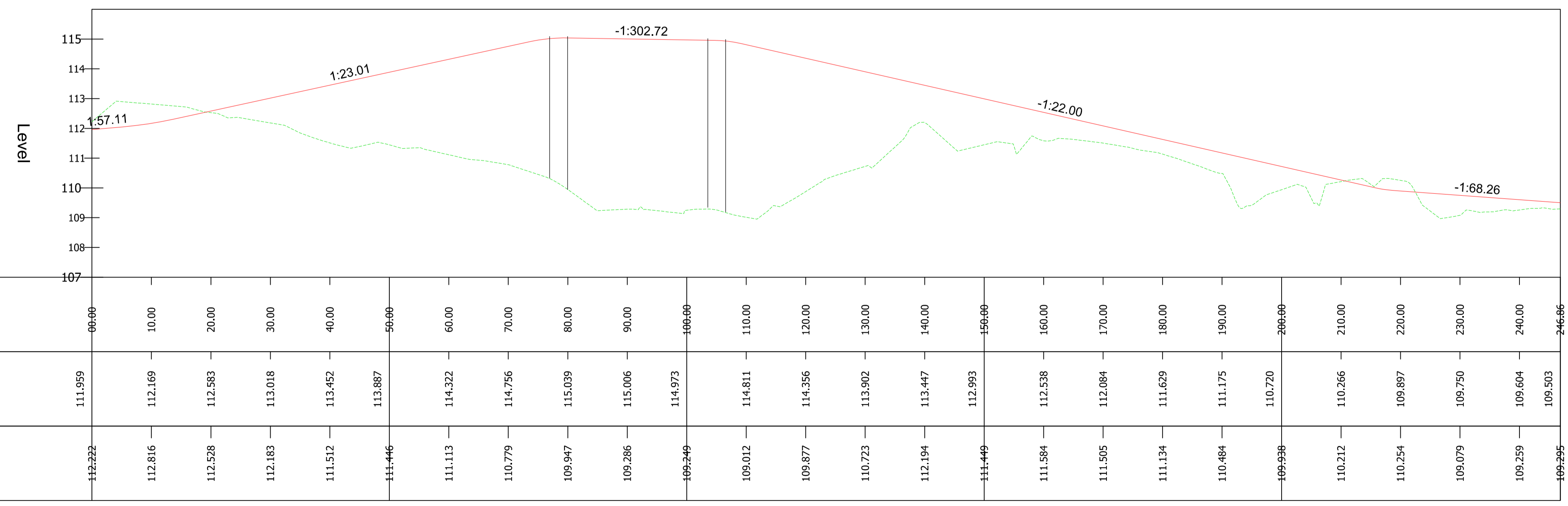
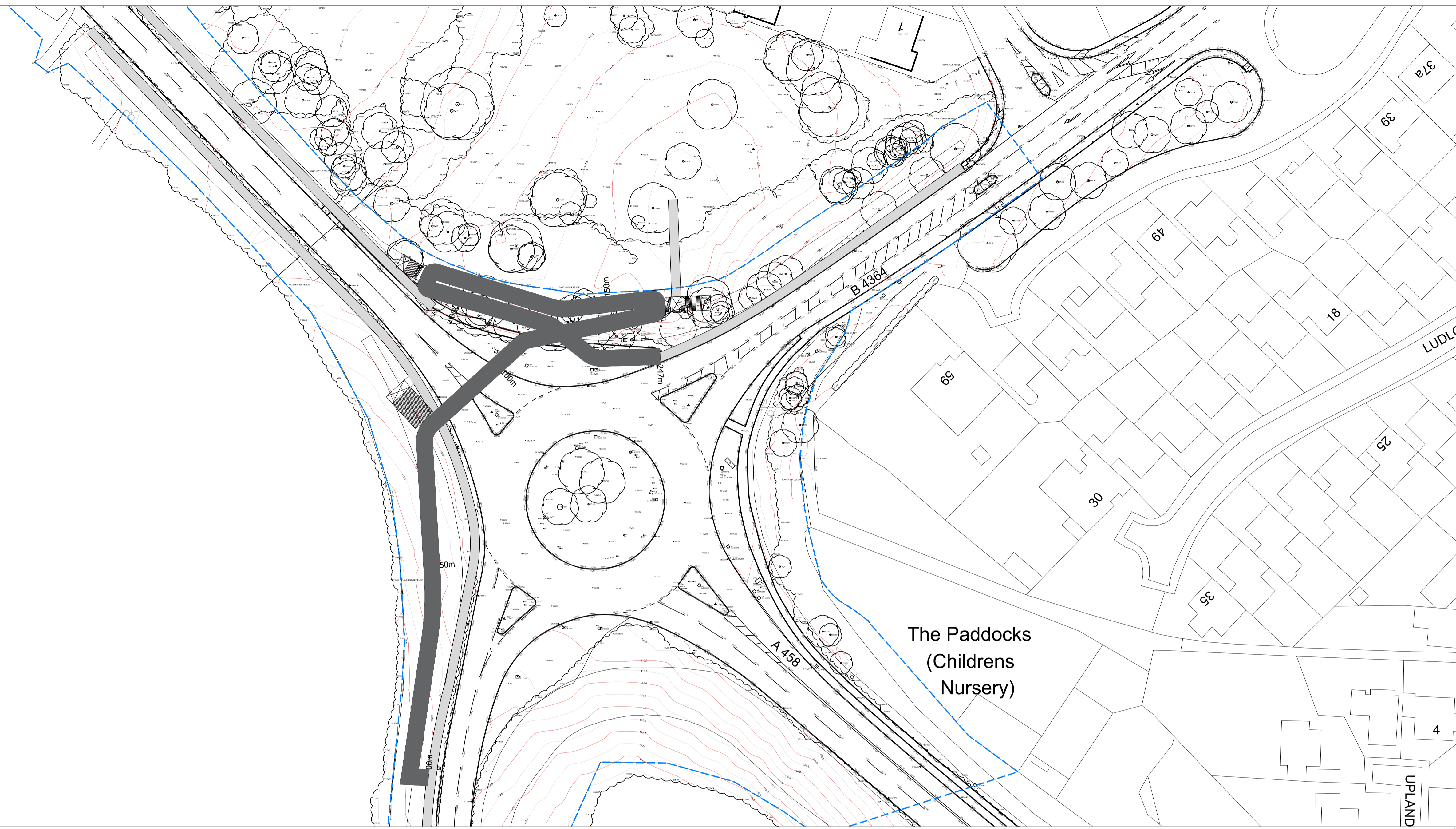
Drawing Title:  
FIRST OPTION

|             |         |        |       |         |       |             |       |
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| Scale @     | A1      | Drawn  | Date  | Checked | Date  | Approved    | Date  |
| NTS         |         | PT     | 11/20 | JM      | 11/20 | PB          | 11/20 |
| Project No. | A118352 | Office | 27    | Type    | C     | Drawing No. | SK02  |
|             |         |        |       |         |       | Revision    | P01   |



## **Appendix D – Design Option 2: Layout and Visualisations**

- DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS
- THIS DRAWING SHOULD BE READ IN RELATION TO THE SUBJECT OF THE TITLE ONLY. OTHER INFORMATION SHOWN ON THE DRAWING IS TO BE CONSIDERED INDICATIVE ONLY. REFERENCE SHOULD BE MADE TO APPROPRIATE DRAWING SERIES/SPECIFICATIONS FOR OTHER INFORMATION.
  - ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
  - THIS DRAWING IS BASED ON OS MAPPING / TOPOGRAPHICAL SURVEY. WYG DOES NOT TAKE RESPONSIBILITY FOR ANY DISCREPANCIES.



SECOND PROPOSAL - LONGSECTION  
SCALE: H 1:500, V 1:100. DATUM: 107.000

**PRELIMINARY ISSUE**

| REV | DESCRIPTION | BY | CHK | APP | DATE    |
|-----|-------------|----|-----|-----|---------|
| P01 | FIRST ISSUE |    |     |     | 11/2020 |

Client:  
TAYLOR WIMPEY STRATEGIC LAND

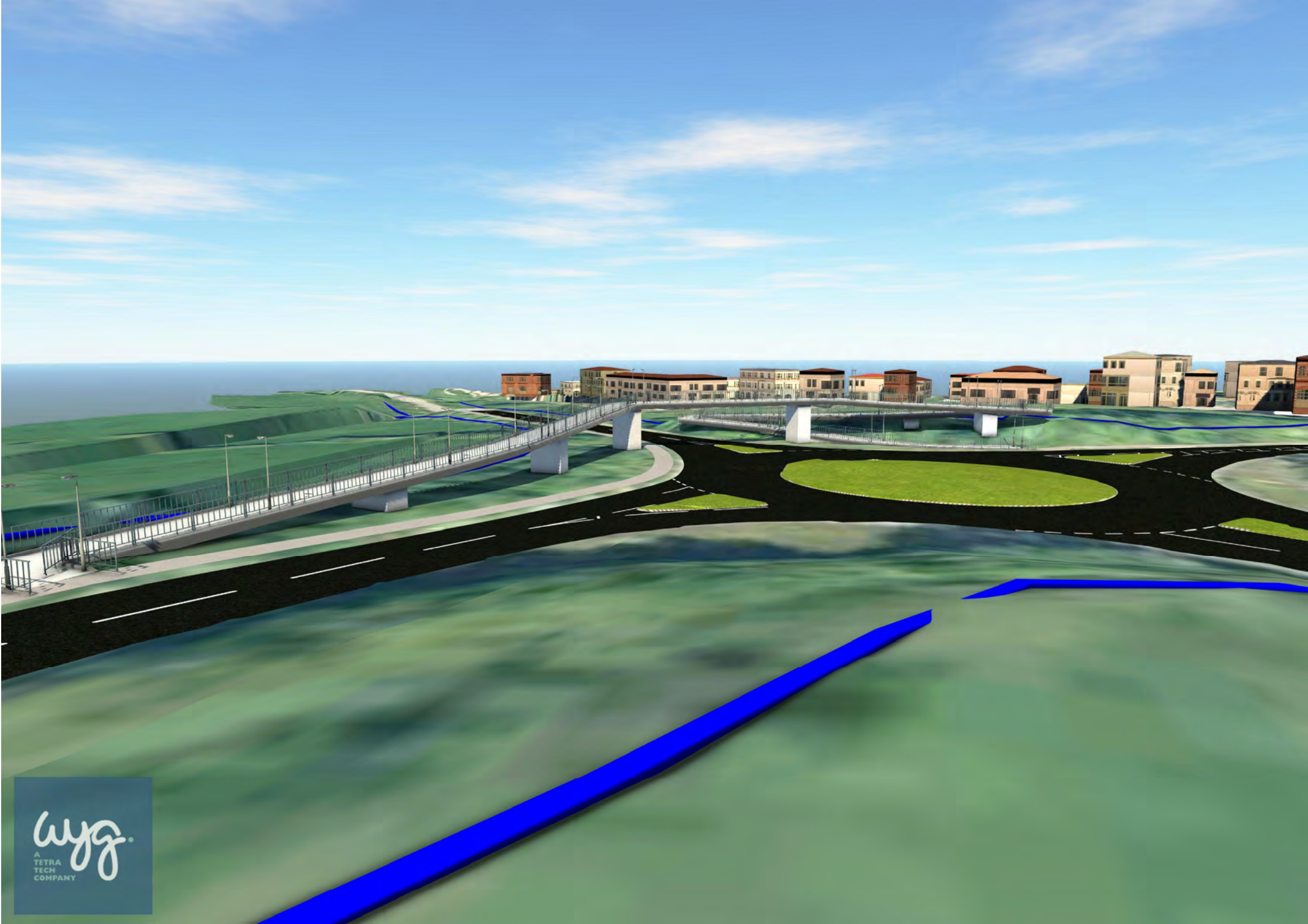
QUAY WEST at MediaCity UK  
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FAX: +44 (0)161 872 3193  
e-mail: manchester@wyg.com



Project:  
TASLEY GARDEN VILLAGE

Drawing Title:  
SECOND OPTION

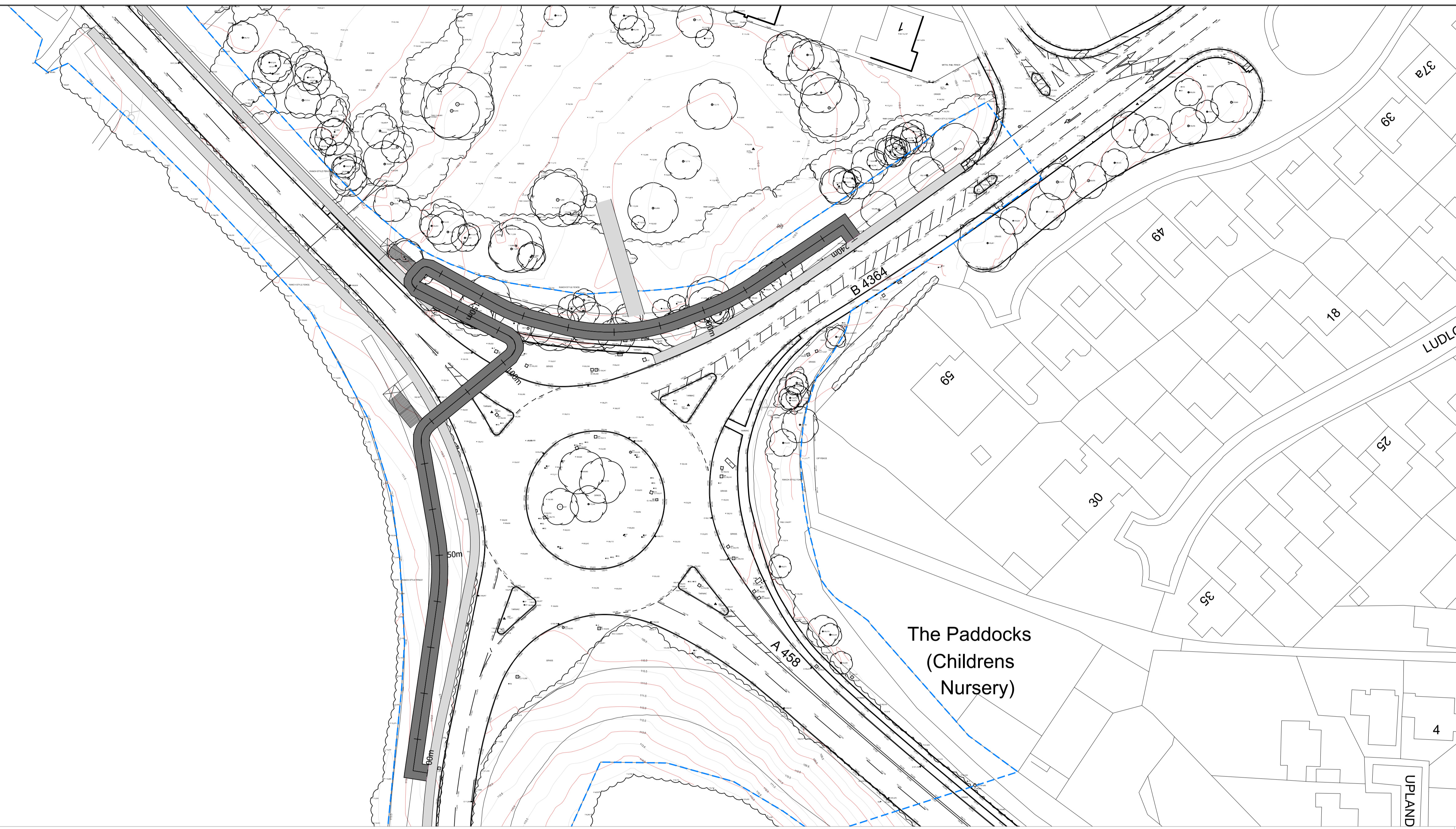
| Scale @     | A1     | Drawn | Date        | Checked  | Date  | Approved | Date  |
|-------------|--------|-------|-------------|----------|-------|----------|-------|
| NTS         | PT     | JM    | 11/20       | JM       | 11/20 | PB       | 11/20 |
| Project No. | Office | Type  | Drawing No. | Revision |       |          |       |
| A118352     | 27     | C     | SK03        | P01      |       |          |       |



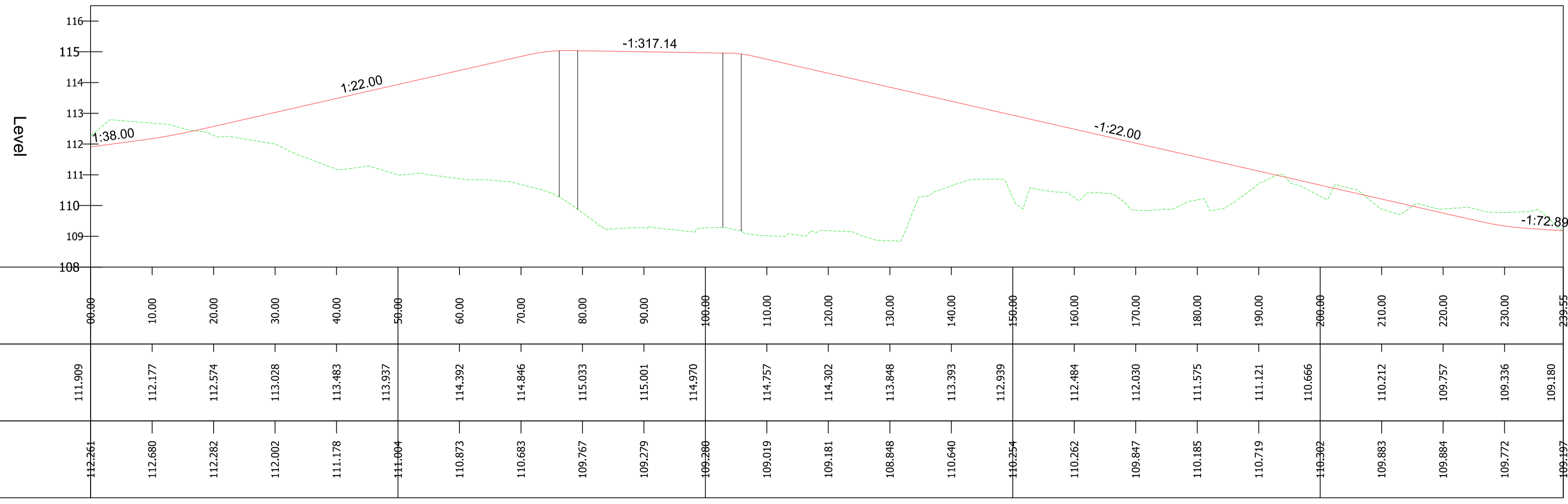
## **Appendix E – Design Option 3: Layout and Visualisations**



- DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS
- THIS DRAWING SHOULD BE READ IN RELATION TO THE SUBJECT OF THE TITLE ONLY. OTHER INFORMATION SHOWN ON THE DRAWING IS TO BE CONSIDERED INDICATIVE ONLY. REFERENCE SHOULD BE MADE TO APPROPRIATE DRAWING SERIES/SPECIFICATIONS FOR OTHER INFORMATION.
  - ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
  - THIS DRAWING IS BASED ON OS MAPPING / TOPOGRAPHICAL SURVEY. WYG DOES NOT TAKE RESPONSIBILITY FOR ANY DISCREPANCIES.



The Paddocks  
(Childrens  
Nursery)



| Chainage | Proposed Levels | Existing Levels |
|----------|-----------------|-----------------|
| 00+00    | 111.909         | 112.261         |
| 10+00    | 112.177         | 112.680         |
| 20+00    | 112.574         | 112.282         |
| 30+00    | 113.028         | 112.002         |
| 40+00    | 113.483         | 111.178         |
| 50+00    | 113.937         | 111.004         |
| 60+00    | 114.392         | 110.873         |
| 70+00    | 114.846         | 110.683         |
| 80+00    | 115.033         | 109.767         |
| 90+00    | 115.001         | 109.279         |
| 100+00   | 114.970         | 109.280         |
| 110+00   | 114.757         | 109.019         |
| 120+00   | 114.302         | 109.181         |
| 130+00   | 113.848         | 108.848         |
| 140+00   | 113.393         | 110.640         |
| 150+00   | 112.939         | 110.254         |
| 160+00   | 112.484         | 110.262         |
| 170+00   | 112.030         | 109.847         |
| 180+00   | 111.575         | 110.185         |
| 190+00   | 111.121         | 110.719         |
| 200+00   | 110.666         | 110.302         |
| 210+00   | 110.212         | 109.883         |
| 220+00   | 109.757         | 109.884         |
| 230+00   | 109.306         | 109.772         |
| 239+55   | 109.180         | 109.197         |

THIRD PROPOSAL - LONGSECTION  
SCALE: H 1:500, V 1:100. DATUM: 108.000

**PRELIMINARY ISSUE**

| REV | DESCRIPTION | BY | CHK | APP | DATE    |
|-----|-------------|----|-----|-----|---------|
| P01 | FIRST ISSUE |    |     |     | 11/2020 |

Client:  
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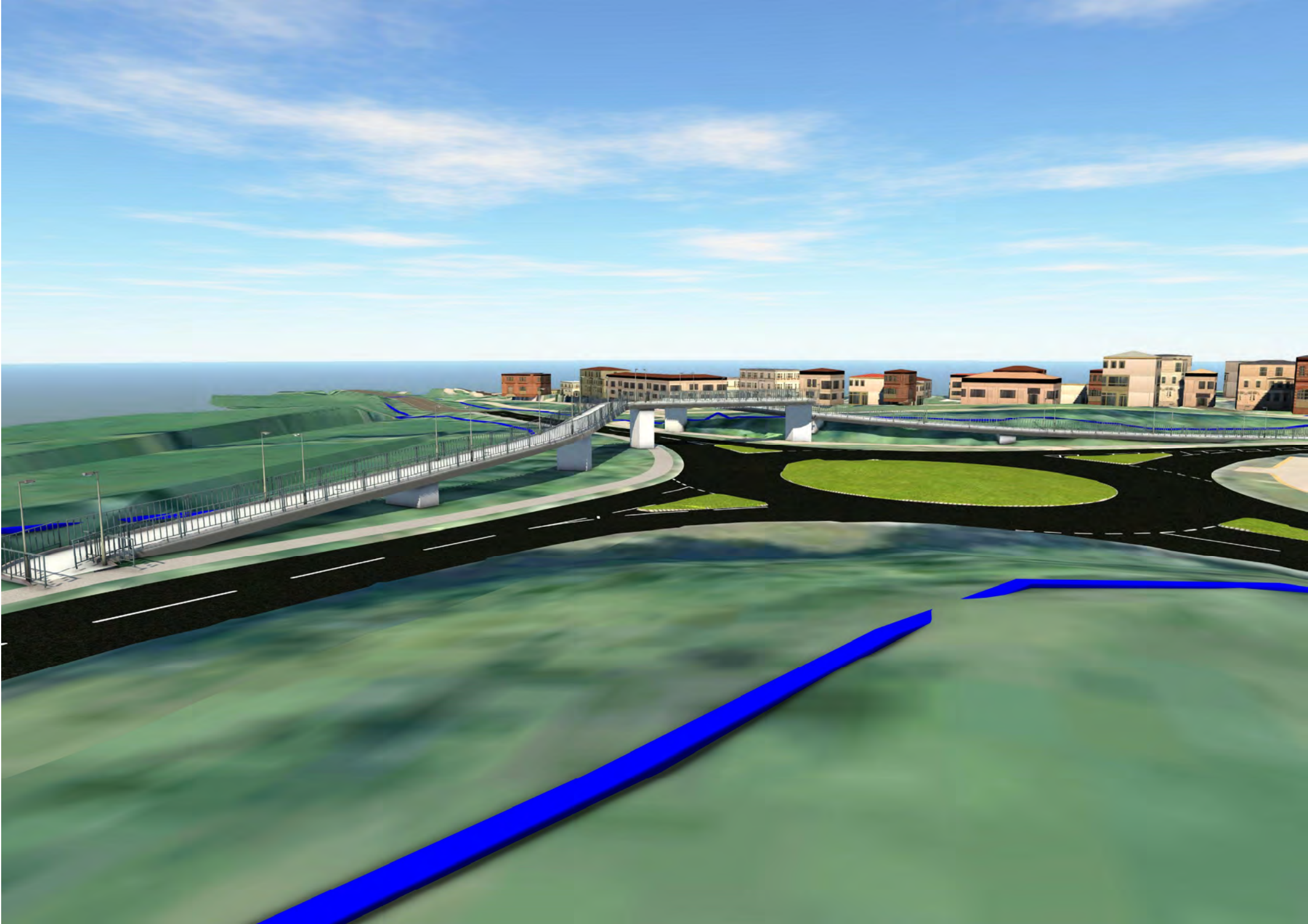
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e-mail: manchester@wyg.com



Project:  
TASLEY GARDEN VILLAGE

Drawing Title:  
THIRD OPTION

| Scale @     | A1     | Drawn | Date        | Checked  | Date | Approved | Date |
|-------------|--------|-------|-------------|----------|------|----------|------|
| NTS         | PT     | 11/20 | LR          | 11/20    | PB   | 11/20    |      |
| Project No. | Office | Type  | Drawing No. | Revision |      |          |      |
| A118352     | 27     | C     | SK04        | P01      |      |          |      |



Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

**Liverpool**

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