

Hearing Statement – Matter 25 Five Year Housing Land Supply.

Tasley Garden Village.

On behalf of Bloor Homes Ltd and Taylor Wimpey UK Ltd.

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TASLEY GARDEN VILLAGE

An architectural rendering of the Tasley Garden Village. The scene depicts a row of multi-story residential buildings with red-tiled roofs and light-colored facades. The buildings are interspersed with large, mature green trees. In the foreground, a paved walkway and a road are visible. A person is walking on the left, and a cyclist is riding on the path. The overall atmosphere is bright and sunny, with a clear sky and long shadows cast across the ground.



Document Management.

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1. Introduction.

- 1.1. Pegasus Group is instructed by Bloor Homes Ltd ('Bloor') and Taylor Wimpey UK Ltd ('Taylor Wimpey') to prepare Statements in respect of their land interests at Tasley Garden Village, Bridgnorth. Tasley Garden Village is identified as an allocation with the draft Shropshire Local Plan as a comprehensive mixed use sustainable urban extension (BRDO30), identified under Policy S3 – Bridgnorth Place Plan Area.
- 1.2. This Statement deals with Matter 25 Five Year Housing Land Supply which addresses the following issue:

Issue – Whether the Council will have a 5 year supply of deliverable housing land on adoption of the Plan.

2. Matter 25 Questions – Five Year Housing Land Supply.

2.1. The following provides a response to some of those questions identified in the Stage 2 Matters, Issues and Questions document (ID40). These are dealt with in the order that they appear within ID40.

4. What allowance has been made for windfall sites as part of the anticipated five-year housing land supply? Is there compelling evidence to suggest that windfall sites will come forward over the plan period, as required by paragraph 70 of the Framework?

2.2. It is understood that this reference is paragraph 71 of the July 2021 Framework, rather than paragraph 70 and therefore we make comment in respect of this having regard to paragraph 71.

2.3. The recently published Five Year Housing Land Supply Statement (GC47) provides some commentary on windfall sites and completions since 2018/19. However, the Statement does not provide any details on the actual windfall sites identified and therefore it is not possible to interrogate this in order to determine whether there has been any double counting, or whether there are any sources of past delivery that may not continue into the future. Likewise, we have been unable to identify detailed data within any other part of the published evidence base.

2.4. As such, without this further information on past windfall completions there is not compelling evidence to suggest that windfall sites will come forward over the plan period as required by paragraph 71.

5. Is it necessary to have a review mechanism in the Plan to consider progress against these, and other sites, and to identify any appropriate steps to increase supply if required??

2.5. Yes. As we have set out in our Matter 3 hearing statement, if the start of the plan period is to be amended to reflect the base date used in calculating the local housing need then there will be a significant reduction in identified housing land supply over the plan period given the reliance on higher housing completions in the early years of the current draft plan period (from 2016). Given this, and the lack of compelling evidence in respect of windfall delivery; a review mechanism is considered necessary.

2.6. Helpfully the plan as currently drafted has already identified sources of land that could be brought forward to increase supply in the form of the safeguarded land and the Potential Future Direction of Growth adjacent to Tasley Garden Village (BRDO30) identified by Policy S3. The Potential Future Direction of Growth represents an available and suitable site to deliver additional housing supply through the plan period.

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Planning and Compulsory Purchase Act 2004

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