

Hearing Statement – Matter 2 Development Strategy (Policies SP1-10 & SP12-15).

Tasley Garden Village.

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

Date: September 2024 | Pegasus Ref: P20-1800_R014v1 PL_JB/JB

Representor ID: A0609, B-A070

Author: Jonathan Burns

TASLEY GARDEN VILLAGE





Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
V1	September 2024	Jonathan Burns	Jonathan Burns	-



Contents.

1. Introduction.....	3
2. Matter 2 Questions – Development Strategy.....	4
1. Do any of the policies in the Plan require updating as a result of changes in national planning policy since the previous hearings in July 2022?	4
2. Is it proposed that the overall spatial strategy and broad distribution of growth set out in Policy SP2 will remain the same following the additional work? If not, how would it change and are the changes justified, effective and consistent with national policy? Are any consequential changes to Policy SP2 or the supplementary text required?	4
3. Are the areas identified to meet the Black Country unmet housing needs justified and appropriate?	4



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 2 Development Strategy which addresses the following issue:

Issue – Whether the Development Strategy is justified, effective and consistent with national policy.

2. Matter 2 Questions – Development Strategy.

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.

1. Do any of the policies in the Plan require updating as a result of changes in national planning policy since the previous hearings in July 2022?

2.2. Noting the transitional arrangements set out in Annex 1 of the NPPF (December 2023) there are no requirements for any of the policies to be updated.

2.3. The amendments proposed to Policy SP5 (formerly SP6) through proposed Main Modifications MMO10 – MMO12 relating to the requirement for Health Impact Assessments, and scoping, are welcomed and are considered sound. This resolves the concerns we raised through the Stage 1 Matter 3 hearing sessions relating to this policy.

2. Is it proposed that the overall spatial strategy and broad distribution of growth set out in Policy SP2 will remain the same following the additional work? If not, how would it change and are the changes justified, effective and consistent with national policy? Are any consequential changes to Policy SP2 or the supplementary text required?

2.4. Whilst this matter is primarily for the Council; it appears that the modifications to Policy SP2, including the removal of RAF Cosford as a Strategic Site, will not result in any amendments to the plan's overall spatial strategy or the distribution of growth set out in Policy SP2.

3. Are the areas identified to meet the Black Country unmet housing needs justified and appropriate?

2.5. For the reasons set out in our representations to Shropshire Local Plan additional submission documents (ID B-A070) it is considered that the areas identified to meet the Black Country unmet housing needs are broadly appropriate.

2.6. The Council has provided justification in identifying a 'Reasonable Assessment Geography' to meet the Black Country unmet housing needs followed by an appropriate consideration of sites within this area.

2.7. As highlighted in our representations, the reference within the Sustainability Appraisal to the original Housing Topic Paper (GC4i) does result in a reliance upon migration data from the 2011 Census data rather than the most up to date 2021 Census, with Census 2021 migration data being published in September 2023. Our representations provide details of the 2021 Census data in relation to migration patterns. This serves to highlight that whilst the level of migration to each Place Plan area has changed; it does not undermine the identification of the Reasonable Assessment Geography or the site assessment process. Instead, it provides further justification for the Council's approach and, in particular, highlights the strength of links between the Bridgnorth Place Plan Area and the Black Country authorities.

2.8. However, the commuting, migration and geographic proximity data makes it clear that Bridgnorth, and specifically the Tasley Garden Village site, is best placed to meet the unmet



housing needs of the Black Country with Bridgnorth benefitting from much stronger and closer links with the Black Country.

- 2.9. As such, it is considered that a greater proportion of these unmet needs could and should be accommodated by the Tasley Garden Village site, including the land identified as Potential Future Direction of Growth, to ensure that these are met whilst still ensuring housing delivery to meet the needs of existing residents in the Bridgnorth Place Plan Area. The level of services available in Bridgnorth, combined with existing and future employment opportunities, also help make it an appropriate, sustainable and attractive location to meet these unmet housing needs.

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

Liverpool

No. 4 St Paul's Square, Liverpool, L3 9SJ
T 0151 317 5220
E Liverpool@pegasusgroup.co.uk
Offices throughout the UK.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: 33 Sheep Street, Cirencester, GL7 1RQ
We are ISO certified 9001, 14001, 45001



[Pegasus_Group](#)



[pegasusgroup](#)



[Pegasus_Group](#)

PEGASUSGROUP.CO.UK