

# Hearing Statement – Matter 5 Infrastructure, Delivery and Viability.

## 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 soft shadows.



## Document Management.

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# Contents.

1. Introduction.....	3
2. Matter 5 Questions – Infrastructure, Delivery and Viability (policies SP1, SP2 & SP14).....	4
4. Has the time lapse that has occurred with this examination resulted in any changes in terms of viability? Is so, what are they and will they affect the deliverability of any aspects of the Plan? .....	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 5 Infrastructure, Delivery and Viability (policies SP1, SP2 & SP14) which addresses the following issue:

***Issue – Whether the approach to infrastructure delivery, implementation and monitoring is positively prepared, justified and consistent with national policy.***

## 2. Matter 5 Questions – Infrastructure, Delivery and Viability (policies SP1, SP2 & SP14).

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. Has the time lapse that has occurred with this examination resulted in any changes in terms of viability? Is so, what are they and will they affect the deliverability of any aspects of the Plan?**

2.2. As also discussed in our Matter 29 statement; the Viability Note (GC49) confirms that costs and values have changed since the original Viability Study (EV115) was prepared in 2020. One particular change is a significant increase in construction costs with the Viability Note (GC49) confirming that construction costs for residential development have increased by 23.5% since the Viability Study (EV115) was prepared<sup>1</sup>.

2.3. As the construction cost inflation is not limited to just residential development, it is disappointing that the Viability Note (GC49) does not provide a similar update in respect of non-residential uses – particularly employment uses. As the Viability Study (EV115) does not explain which BCIS construction costs have been used in Appendix 18, it is not possible to provide a direct comparison with current BCIS build cost data. However, clearly the construction cost inflation will have impacted non-residential developments as well.

2.4. This is particularly relevant as draft Policy DP11 introduces a policy requirement for employment development over the relevant threshold to achieve BREEAM Excellent rating (or an equivalent standard). As recognised in the original Viability Study (EV115); as of 2020 such a requirement can increase construction costs for employment development between just under 1% and 5.5%<sup>2</sup>, with the Viability Study assuming a 2% increase.

2.5. In the face of construction cost inflation, plus the additional policy requirements to achieve BREEAM excellent, and whether or not that increase has changed since the original Viability Study, it is considered that the policy requirements for employment uses have not been appropriately tested or considered through the Viability Study.

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<sup>1</sup> Paragraph 3.2 GC49.

<sup>2</sup> Paragraph 8.23 EV115.01

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

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