

## Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

### Part B: Representation

Name and Organisation:	
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#### Q1. To which document does this representation relate?

- Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- (Please tick one box)

#### Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="SP14,DP25 &amp;S3"/>	Site:	<input type="text" value="BRD030"/>	Policies Map:	<input type="text"/>
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#### Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- |  |      |                          |     |                                     |
|--|------|--------------------------|-----|-------------------------------------|
| A. Legally compliant                     | Yes: | <input type="checkbox"/> | No: | <input type="checkbox"/>            |
| B. Sound                                 | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |

(Please tick as appropriate).

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##### Objections to the recent Taylor Wimpey proposal in Tasley, Bridgnorth

I would like to point out a few issues as my land highlighted below SL172651 will be surrounded by the proposed development with grave outcome for my livestock

- Our main concerns are that this application site is an unsustainable location and that the site is outside of the settlement limits so is contrary to planning policy.
- The main issues are about planning policy, sustainability, flooding issues, social and physical infrastructure, the impact on roads and transport in the area and on the environment.

- The proposed development represents unjustified development located outside of the defined settlement boundaries in an unsustainable location.
- The application goes against local development plan policies and planning policy in Shropshire and is unacceptable.

Given the current COVID 19 situation the timing of this application gives insufficient time for residents and the business community to be consulted and to allow proper and correct feedback. In fact, some residents are still unaware of this proposed scheme.

I would also like to mention at this point that we had a planning application (16/02150/FUL) granted for construction of 50mx25m riding arena / ménage in 2016

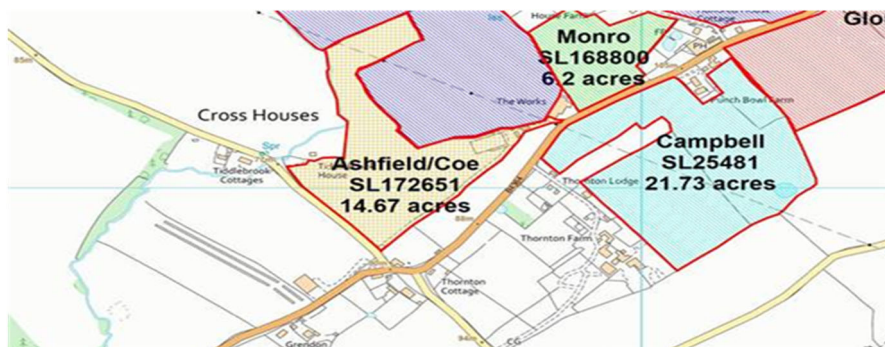
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## To control the scale of the operation to protect the character of the rural area and visual amenities of the area

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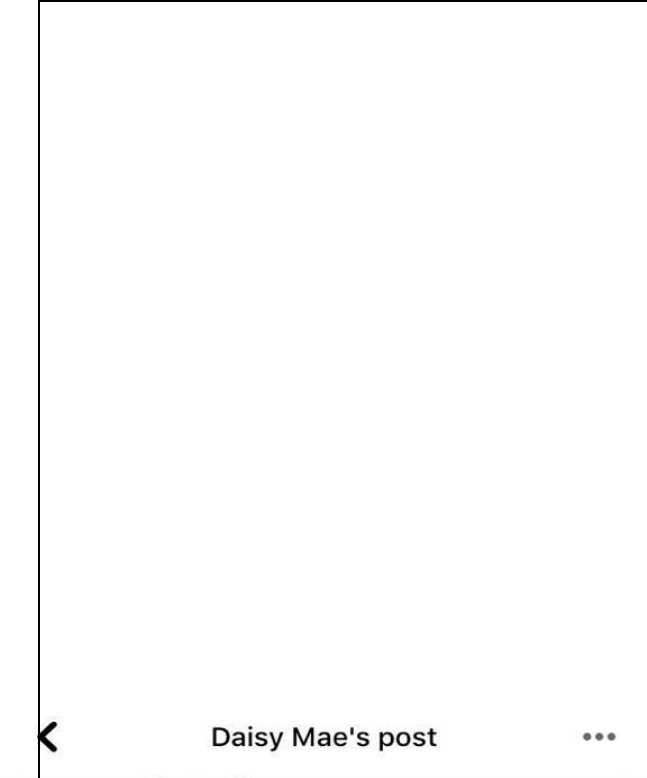


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Write a comment... GIF



Shropshire Wildlife Trust object to these proposals for a large number of houses in the open countryside around Bridgnorth. It appears to be an entirely opportunistic proposal outside of any strategic planning consideration within the democratic scrutiny of the Shropshire Local Plan and the SAMDev housing allocation process. Along with this proposal there are several similar developments of this significant scale under consideration in Shropshire, for example Tong Garden Village and Ironbridge Power Station. They all have



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a cumulative impact on limited water resources in the county, whilst the potential impact of house building itself and the lifetime energy requirements of the households will contribute to the negative impacts of climate change. They have not been taken into consideration and do not align with the Climate Emergency Declaration signed by Shropshire Council last year.

Coupled with increased pressure on wildlife populations in the surrounding countryside, and in the context of a growing climate, ecological and health emergency, we would question whether this proposal is appropriate in a post-Covid-19 situation when there is an appetite for a 'Green Recovery' rather than business as usual approach

In fact, in the last few weeks these pictures taken on our land show deer and pheasants mating.

Our horses shown below would be surrounded on 3 sides by a housing estate. In my previous report I highlighted evidence that proves this would be detrimental for their health.



We are located just the other side of little hamlet of Underton which is a secret nature and wildlife jewel of the county thanks to its scenic hidden reservoirs, populated by are birds, ducks and surrounded by wild yellow iris and brown velvety bullrushes.

It's astonishing that Tasley is not designated as green belt. For it is exactly such a landscape the old Town & Country Planning Act was designed to protect.

It is to be hoped that Philip Dunne MP will back the Stanmore option as he is already familiar with the incredible beauty of the Underton nature reserve. Several years ago, he helped Pam Yuille – a resident of Underton – create a network of public footpaths around fifty acres between Mor Brook and Underton Lane, as part of a "Habitat Management and Restoration Plan" which followed quarrying.

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	Part B Reference:

The result is a new secret local beauty spot, bursting with local flora and fauna. Shropshire Wildlife Trust have also stepped in to create a public wildlife reserve with strong local tourist and educational benefits.

The crucial weakness of the Tasley site is that it is not a garden village at all as it is not a self-contained site with community facilities, shops, school, petrol station and so forth.

The Town and Country Planning Association states that 'New Garden Villages' should be developed as 'distinct settlements' where there are sufficient employment and community facilities provided to support the population and where there is an affordable and 'easily accessible public transport system' linking up with its 'parent' town.

Phillip Dunne made valid points on 13th May 2020 during Prime Minister Questions regarding COP 26 in November 2021 and commitments to net Carbon zero in Shropshire, as seen in the link below:

<https://youtu.be/f4PeSRx8xbs>

Mr Dunne even tweeted on 8<sup>th</sup> June that COP 26 will be the time when we come together to deal with the linked challenges of biodiversity loss and climate change, highlighting that this will be a chance for us all to call for nature to be front and centre of planning for a greener recovery.

How can this be achieved with such massive over development?

I am writing to you to register my objection to the above proposed development and to set out the reasons for my objection. I live within the Bridgnorth / Tasley area and as members of the decision-making body in the Shropshire Council, I would ask that my views are considered by the Council Cabinet prior to their discussion of this proposed development as part of the Local Plan Review.

1. Location
2. Principles of Garden Village Developments
3. Housing
4. Employment
5. Infrastructure

### **Location**

In the document 'Shropshire Local Plan Review: Consultation on Preferred Sites' dated November 2018 it is stated that:

*6.15. The proposed pattern of future development sites in Bridgnorth recognises existing topographical and landscape constraints, together with the impact of unimplemented development at Tasley and the relationship of the A458 Bridgnorth by-pass and available sites relative to existing services and facilities. Much of the potential for larger infill development and small additions to the town has already been captured through the SAMDev Plan and the previous development of large brownfield sites. However, the Local Plan Review process incorporates a strategic Green Belt Review which provides the potential for the release of Green Belt land in 'exceptional circumstances'. The Local Plan Review therefore provides an opportunity to plan for the long term sustainable development of the town through the planned release of Green Belt land.*

*6.16. In light of the issues and challenges identified above, Shropshire Council considers that there is sufficient evidence of 'exceptional circumstances' in Bridgnorth to justify building on the existing urban fabric of the former RAF Stanmore to create a new community ....*

*6.18. The majority of the Green Belt parcels involved have been individually assessed in the Green Belt Review as causing only moderate or moderate - high harm to the Green Belt if released. ... it is considered that justifiable exceptional circumstances exist ... Opportunities to develop alternative approaches which would provide equivalent outcomes without the release of Green Belt land have been carefully examined but are considered to be less appropriate due to a range of factors including:*

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	Part B Reference:

- Flood risk;
- Impacts on areas of high landscape value;

- Accessibility constraints; and
- The creation of new housing areas on greenfield land remote from, but dependent on, local facilities, services and employment in the town.

6.19. This means that, even though the preferred option would involve the development or safeguarding of a significant area of Green Belt land, the available alternatives are not considered to compare favourably to the creation of a large, mixed use scheme which is able to provide sufficient economies.”

**What has changed between November 2018 and May 2020, a period of 18 months, for Shropshire Council to have made a 180° about face and now be considering the Tasley Garden Village Development as the preferred option?**

The land to the north of the A458 has already been identified for development and, I believe, will include facilities for convenience retail, day care, health and fitness and a petrol station. The Tasley Garden Village proposal states that such facilities are not due to be built until Phase 4 in years 9-14 of the project.

**How will those residents of the Tasley Garden Village access these facilities and those of Bridgnorth until suitable crossing points are built? Will this not encourage the use of private transport? Before embarking on another, much larger development south of the A458, should the overall impact of both projects not be discussed and made public? Is it possible that what is going to be provided at the smaller site will negate some of the proposed building in the Garden Village Development?**

Several documents issued by Shropshire Council state that Bridgnorth is “a unique town of considerable charm” and that the need is for “sustainable development and social sustainability, whilst preserving the beauty and appeal of the town.”

If the two developments go ahead they will double the size of Bridgnorth which cannot be desirable or sustainable and will certainly be detrimental to the charm, beauty and appeal of the town.

The livestock market is an essential part of Bridgnorth’s working market town character and contributes to the town being and remaining an important market town with strong links to the surrounding agricultural industry. The site of the current market is on the land north of the A458 which is due for development and therefore needs to be re-located as it was deemed unsuitable for the market to be in the middle of any residential development. It is my understanding that an area south of the A458 had been earmarked for the new livestock market but the Taylor Wimpey development makes no mention of it.

**Where will the livestock market be located and when will it be moved?**

The A458 is a busy road and crossing from the proposed Garden Village development to the new development north of the A458, and to Bridgnorth, would be dangerous. Taylor Wimpey has stated that they will build a suitable footbridge to enable pedestrians and cyclists to cross the road but the location of this is not shown on their plan.

**Clarification is required as to whether or not Taylor Wimpey will own, or have options to purchase the land required for a footbridge to be built. Is a single point of access sufficient for such a large settlement? A single crossing point is likely to be unattractive and intimidating to many of the residents in the proposed village especially in the hours of darkness. Will this not encourage residents to either use private transport or to attempt to cross the A458 on foot?**

The western and southern boundaries of the proposed site of the Tasley Garden Village are formed by the Tiddle Brook which in turn flows into Mor Brook and then into the River Severn. During storm Dennis there was severe flooding along the River Severn and along parts of Mor Brook. In their 76 page ‘Development Statement’ Taylor Wimpey state “Whilst the EA Flood Risk Map shows relatively larger areas being within Flood Zone 2 and 3 .....these flood zones do not appear to be

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	Part B Reference:

*accurately represented .....As such, it is estimated that the EA Flood Zones and the flood risk may be overestimated..."*

**Considering the considerable damage caused earlier this year, this seems to be a particularly insensitive and arrogant statement. How can the residents of Bridgnorth and surrounding areas ensure that any possible flood risks are seriously considered regardless of whether or not they are as a direct or indirect result of the building of this settlement? Can Shropshire Council ensure that suitable flood measures are put in place BEFORE any building starts?**

The Bridgwalton Sand and Gravel Quarry sits beyond the proposed Garden Village to the south west.

**Are there any sand and gravel deposits so far unmined that could be affected by the Garden Village development? Are there any regulations for the building of a residential development adjacent to a quarry? What is the future of the quarry should the Development go ahead? Once the quarry works have finished, how will the Council ensure that the suburban expansion towards Morville does not take place?**

#### **Principles of Garden Village Developments**

Taylor Wimpey has named their proposed development "Tasley Garden Village". This is an emotive and misleading title enhanced in their 76 page 'Development Statement' by glossy photographs of children playing in open spaces and houses surrounded by trees. This is not a Garden Village but a large suburban development on the outskirts of a market town.

The Town and Country Planning Association (TCPA) has produced a number of principles for the development of Garden Villages based on the work of Sir Ebenezer Howard who set out guidelines and principles for the development of garden cities and whose work led to the modern planning profession and planning system. His three main principles, adopted by the TCPA, are:

1. Land value capture for the benefit of the community.
2. Strong vision, leadership and community engagement.
3. Community ownership of land and long-term stewardship of assets.

**In their 'Development Statement' Taylor Wimpey mention these three principles but make no mention in detail of how they and the landowners intend to meet them. Will they be prepared to sign up to these principles and, if so, to set out in detail how they intend to do so?**

#### **Housing**

Whilst acknowledging that Bridgnorth needs to grow there is a question by how much it needs to grow. The Shropshire Council Local Plan Review sets out a requirement for a further 1,455 houses to be built by 2036 on top of those already planned for. However the figures based on the ONS growth forecast predicts that only 799 additional houses are required.

**On what basis has Shropshire Council arrived at the larger figure? In order to achieve the higher figure it would be necessary to almost double the number of houses currently being built each year. Can this be classed as sustainable development?**

Taylor Wimpey is, not surprisingly, driven by profit. If approval is given to the Tasley Garden Village they will have a monopoly on house delivery in the area.

**Bridgnorth already has elevated house prices and, even though Taylor Wimpey state that affordable homes are going to be presented to the market at 80% of normal costs, is it not likely that such 'affordable' homes will be out of reach of local incomes?**

#### **Employment**

A steering group consisting of members of the Town Council and various Parish Councils was asked in June 2019 to consider the issues facing Bridgnorth and to develop a plan for the settlement. Their draft report, which has only recently been published in May 2020, states that:

*"...the employment land that we understand is currently approved for development around the Bridgnorth settlement, including sites that were allocated in the current Local Plan (totals 16.2 ha). We estimate that 3,500 sq. m. or more of business space is currently available to let on local business parks. There are also a number of existing sites and buildings in the town centre, and elsewhere, that could also be adapted to provide commercial, retail or residential facilities.*

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Part A Reference:

Part B Reference:

*We strongly recommend that this available land, which is already approved, is developed to provide local jobs, over the period covered by Shropshire Council’s ongoing Local Plan Review. Our aspiration is for this to generate sufficient new employment for the town to continue to thrive and for it not to become even more of a commuter town. This will necessarily result in development on some greenfield sites, which have already been allocated. At the same time, we recommend that brownfield land in neighbouring towns should be developed, in preference to even more greenfield sites being allocated. We therefore consider that the employment land already allocated under SAMDev is sufficient to meet the objective for employment envisaged in the Local Plan Review.”*

*“..we have estimated that Shropshire Council’s ‘Balance Growth’ policy, to create one job for each new dwelling, would require about 1,370 new jobs to be created to support the housing growth proposed in the Local Plan Review. ....Our estimates indicate that even this level of job creation could be achieved on the currently allocated employment land if a reasonable proportion of office-based jobs are included. With fewer office-based jobs an additional 4 ha may, possibly, be required. This agrees with the Local Plan Review, which states that 16 ha (that is, an additional 4 ha over the current Local Plan) is required.*

*“However, the Local Plan Review goes on to propose, without providing any justification, that a further 16 ha should be allocated for the period to 2036. We are strongly against this proposal, although we recognise that more employment land may need to be set aside for the longer term.*

*Overall, we recommend that the employment land already allocated in the current Local Plan be developed fairly quickly, but with due care, with the ultimate objective, which may be hard to achieve, of providing up to 1,500 new jobs, but with the immediate target of achieving 800 to 1,000 new jobs. We recommend that no additional employment land be allocated, but that some be set aside for the future either around Stanmore Business Park or to augment the employment land currently allocated around Tasley.”*

**The Steering Committee is quite clear that additional employment land is not required therefore the land allocated in the Tasley Garden Village Development is not needed. Will the recommendations from the Steering Group be accepted? In addition, as fewer additional houses are required, it can be seen that the Tasley proposal is too large and should be rejected.**

The proposed site for the Tasley Garden Village is taking residential development away from the main employment areas of the town and the region (ie Stanmore, Wolverhampton and Telford). Whilst some employment is to be provided on site it is unlikely that the majority of the residents will take up employment in the settlement. Most working residents in the settlement will have to use private transport to get to and from their place of employment.

**Infrastructure**

In their report the steering group states:

*“Existing local infrastructure, transport links, public facilities and services are not capable of supporting much growth in population and business activity without significant investment. We agree ..... that such investment should be identified, and ideally committed to, before further development occurs around the town.*

*In particular, some major road improvements are required and, as a minimum, potential funding sources must be identified and verified to be applicable. Ideally, the necessary funding should be set aside.*

*Previous consultation has indicated that residents’ main concern about future development is that the necessary infrastructure to support it will never be provided. With good planning, it should be provided in advance.”*

Good road communications are vital for any community to prosper yet there has been no significant improvement to the road, cycling and pedestrian networks around Bridgnorth for more than 20 years and public transport is in decline. The roads to neighbouring towns all have pinch points that limit the maximum traffic flow. Shropshire Council has no plans to make any strategic investments in the road network around Bridgnorth yet the Tasley Garden Village Development intends to build up to 1,750

Office Use Only	Part A Reference:
	Part B Reference:



homes which will put a significant number of additional vehicles onto the roads around and in the town.

**The effect on traffic movements of any proposed development must be evaluated, funding obtained and work started prior to any development being agreed.**

The Taylor Wimpey proposal allows for a new primary school and, during the recent webinar, a commitment was made to make a contribution to the existing secondary schools in Bridgnorth.

**However with the current decline in birth rates and the demographics of the population in the area, a study needs to be carried out to establish whether or not an additional primary school is required and whether or not the numbers of secondary age school children is likely to increase. A similar study needs to be carried out with regards to the provision of medical, health and dental facilities in the future.**

The electricity distribution network to industrial sites is already at its limits and the highest internet bandwidths, in total and for individual connections, are not available. However, there is no mention in the Tasley Garden Village proposal of the requirement for improved IT provision or for the improvement of the electrical distribution networks to the planned employment areas.

#### **Conclusion**

In conclusion, I strongly believe the Tasley Garden Village Development should be rejected and not included in the Local Plan Review. At the very least, the proposal should be put on hold so that the various surveys, studies and infrastructure work as outlined above, can take place and in due course, inform further discussion at all levels.

*(Please continue on a separate sheet if necessary)*

#### **Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.**

*Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.*

*(Please continue on a separate sheet if necessary)*

**Please note:** *In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.*

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

Office Use Only	Part A Reference:
	Part B Reference:

**Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?**

*Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

*(Please tick one box)*

**Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

**Because I am directly impacted by this proposed development and would like my land to either be included in the local plan review or have the public footpath removed from my land to protect my livestock  
I would like certain guarantees given my situation and location**

*(Please continue on a separate sheet if necessary)*

**Please note:** *The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*

Signature:

David Coe

Date:

22/02/2021

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Part A Reference:

Part B Reference:

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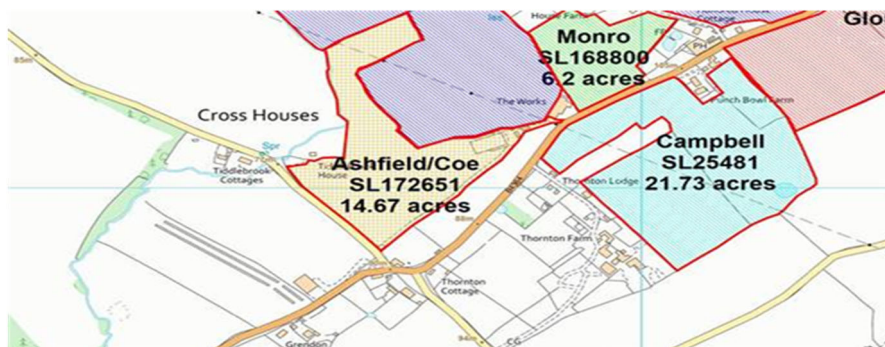
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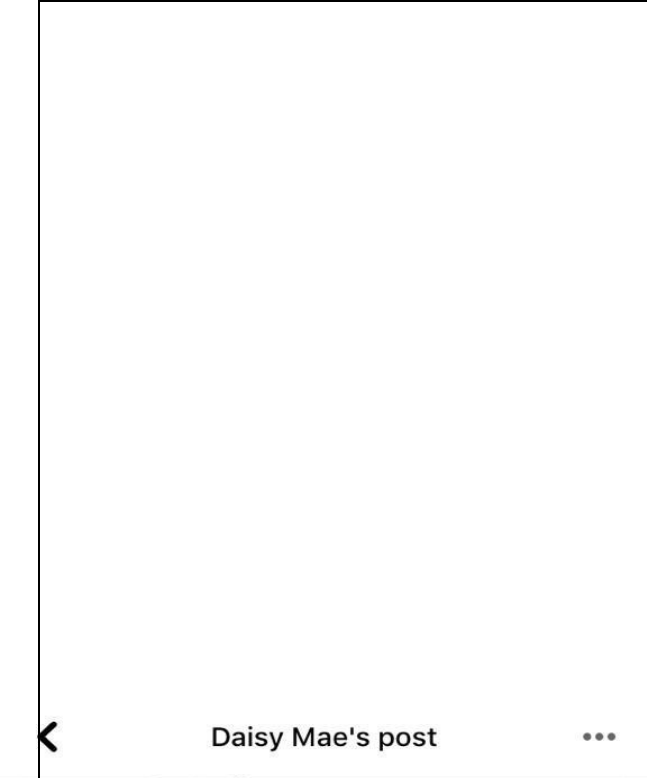


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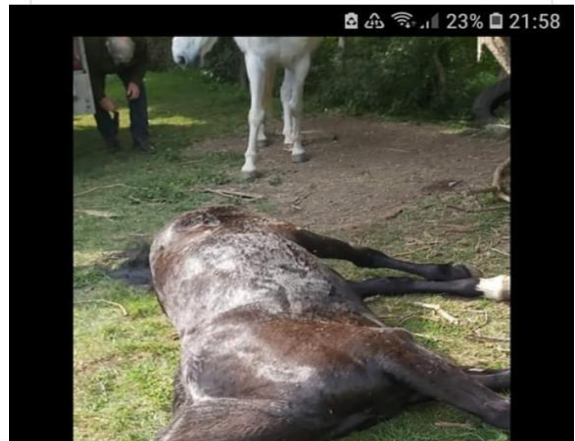
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Our horses shown below would be surrounded on 3 sides by a housing estate. In my previous report I highlighted evidence that proves this would be detrimental for their health.



We are located just the other side of little hamlet of Underdon which is a secret nature and wildlife jewel of the county thanks to its scenic hidden reservoirs, populated by are birds, ducks and surrounded by wild yellow iris and brown velvety bullrushes.

It's astonishing that Tasley is not designated as green belt. For it is exactly such a landscape the old Town & Country Planning Act was designed to protect.

It is to be hoped that Philip Dunne MP will back the Stanmore option as he is already familiar with the incredible beauty of the Underdon nature reserve. Several years ago, he helped Pam Yuille – a resident of

Office Use Only	Part A Reference:
	Part B Reference:

Underton – create a network of public footpaths around fifty acres between Mor Brook and Underton Lane, as part of a “Habitat Management and Restoration Plan” which followed quarrying.

The result is a new secret local beauty spot, bursting with local flora and fauna. Shropshire Wildlife Trust have also stepped in to create a public wildlife reserve with strong local tourist and educational benefits.

The crucial weakness of the Tasley site is that it is not a garden village at all as it is not a self-contained site with community facilities, shops, school, petrol station and so forth.

The Town and Country Planning Association states that ‘New Garden Villages’ should be developed as ‘distinct settlements’ where there are sufficient employment and community facilities provided to support the population and where there is an affordable and ‘easily accessible public transport system’ linking up with its ‘parent’ town.

Phillip Dunne made valid points on 13th May 2020 during Prime Minister Questions regarding COP 26 in November 2021 and commitments to net Carbon zero in Shropshire, as seen in the link below:

<https://youtu.be/f4PeSRx8xbs>

Mr Dunne even tweeted on 8<sup>th</sup> June that COP 26 will be the time when we come together to deal with the linked challenges of biodiversity loss and climate change, highlighting that this will be a chance for us all to call for nature to be front and centre of planning for a greener recovery.

How can this be achieved with such massive over development?

*(Please continue on a separate sheet if necessary)*

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We should be permitted to develop our land as well

*(Please continue on a separate sheet if necessary)*

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No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

*(Please tick one box)*

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Name and Organisation:	
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- (Please tick one box)

#### Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="SP14,DP25 &amp;S3"/>	Site:	<input type="text" value="BRD030"/>	Policies Map:	<input type="text"/>
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| A. Legally compliant                     | Yes: | <input type="checkbox"/> | No: | <input type="checkbox"/>            |
| B. Sound                                 | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
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If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

I am writing to you to register my objection to the above proposed development and to set out the reasons for my objection. I live within the Bridgnorth / Tasley area and as members of the decision-making body in the Shropshire Council, I would ask that my views are considered by the Council Cabinet prior to their discussion of this proposed development as part of the Local Plan Review.

1. Location
2. Principles of Garden Village Developments
3. Housing
4. Employment
5. Infrastructure

**Location**

In the document 'Shropshire Local Plan Review: Consultation on Preferred Sites' dated November 2018 it is stated that:

6.15. *The proposed pattern of future development sites in Bridgnorth recognises existing topographical and landscape constraints, together with the impact of unimplemented development at Tasley and the relationship of the A458 Bridgnorth by-pass and available sites relative to existing services and facilities. Much of the potential for larger infill development and small additions to the town has already been captured through the SAMDev Plan and the previous development of large brownfield sites. However, the Local Plan Review process incorporates a strategic Green Belt Review which provides the potential for the release of Green Belt land in 'exceptional circumstances'. The Local Plan Review therefore provides an opportunity to plan for the long term sustainable development of the town through the planned release of Green Belt land.*

6.16. *In light of the issues and challenges identified above, Shropshire Council considers that there is sufficient evidence of 'exceptional circumstances' in Bridgnorth to justify building on the existing urban fabric of the former RAF Stanmore to create a new community ....*

6.18. *The majority of the Green Belt parcels involved have been individually assessed in the Green Belt Review as causing only moderate or moderate - high harm to the Green Belt if released. ... it is considered that justifiable exceptional circumstances exist ... Opportunities to develop alternative approaches which would provide equivalent outcomes without the release of Green Belt land have been carefully examined but are considered to be less appropriate due to a range of factors including:*

- *Flood risk;*
- *Impacts on areas of high landscape value;*

- *Accessibility constraints; and*

- *The creation of new housing areas on greenfield land remote from, but dependent on, local facilities, services and employment in the town.*

6.19. *This means that, even though the preferred option would involve the development or safeguarding of a significant area of Green Belt land, the available alternatives are not considered to compare favourably to the creation of a large, mixed use scheme which is able to provide sufficient economies."*

**What has changed between November 2018 and May 2020, a period of 18 months, for Shropshire Council to have made a 180° about face and now be considering the Tasley Garden Village Development as the preferred option?**

The land to the north of the A458 has already been identified for development and, I believe, will include facilities for convenience retail, day care, health and fitness and a petrol station. The Tasley Garden Village proposal states that such facilities are not due to be built until Phase 4 in years 9-14 of the project.

*(Please continue on a separate sheet if necessary)*

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 Yes, I wish to participate in hearing session(s)

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Office Use Only

Part A Reference:

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#### Q2. To which part of the document does this representation relate?

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(Please tick as appropriate).

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How will those residents of the Tasley Garden Village access these facilities and those of Bridgnorth until suitable crossing points are built? Will this not encourage the use of private transport? Before embarking on another, much larger development south of the A458, should the overall impact of both projects not be discussed and made public? Is it possible that what is going to be provided at the smaller site will negate some of the proposed building in the Garden Village Development? Several documents issued by Shropshire Council state that Bridgnorth is "a unique town of considerable charm" and that the need is for "sustainable development and social sustainability, whilst preserving the beauty and appeal of the town."

If the two developments go ahead they will double the size of Bridgnorth which cannot be desirable or sustainable and will certainly be detrimental to the charm, beauty and appeal of the town.

The livestock market is an essential part of Bridgnorth's working market town character and contributes to the town being and remaining an important market town with strong links to the surrounding

agricultural industry. The site of the current market is on the land north of the A458 which is due for development and therefore needs to be re-located as it was deemed unsuitable for the market to be in the middle of any residential development. It is my understanding that an area south of the A458 had been earmarked for the new livestock market but the Taylor Wimpey development makes no mention of it.

**Where will the livestock market be located and when will it be moved?**

The A458 is a busy road and crossing from the proposed Garden Village development to the new development north of the A458, and to Bridgnorth, would be dangerous. Taylor Wimpey has stated that they will build a suitable footbridge to enable pedestrians and cyclists to cross the road but the location of this is not shown on their plan.

**Clarification is required as to whether or not Taylor Wimpey will own, or have options to purchase the land required for a footbridge to be built. Is a single point of access sufficient for such a large settlement? A single crossing point is likely to be unattractive and intimidating to many of the residents in the proposed village especially in the hours of darkness. Will this not encourage residents to either use private transport or to attempt to cross the A458 on foot?**

The western and southern boundaries of the proposed site of the Tasley Garden Village are formed by the Tiddle Brook which in turn flows into Mor Brook and then into the River Severn. During storm Dennis there was severe flooding along the River Severn and along parts of Mor Brook. In their 76 page 'Development Statement' Taylor Wimpey state "*Whilst the EA Flood Risk Map shows relatively larger areas being within Flood Zone 2 and 3 .....these flood zones do not appear to be accurately represented .....As such, it is estimated that the EA Flood Zones and the flood risk may be overestimated...*"

**Considering the considerable damage caused earlier this year, this seems to be a particularly insensitive and arrogant statement. How can the residents of Bridgnorth and surrounding areas ensure that any possible flood risks are seriously considered regardless of whether or not they are as a direct or indirect result of the building of this settlement? Can Shropshire Council ensure that suitable flood measures are put in place BEFORE any building starts?**

The Bridgwalton Sand and Gravel Quarry sits beyond the proposed Garden Village to the south west. **Are there any sand and gravel deposits so far unmined that could be affected by the Garden Village development? Are there any regulations for the building of a residential development adjacent to a quarry? What is the future of the quarry should the Development go ahead? Once the quarry works have finished, how will the Council ensure that the suburban expansion towards Morville does not take place?**

**Principles of Garden Village Developments**

*(Please continue on a separate sheet if necessary)*

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##### Principles of Garden Village Developments

Taylor Wimpey has named their proposed development "Tasley Garden Village". This is an emotive and misleading title enhanced in their 76 page 'Development Statement' by glossy photographs of children playing in open spaces and houses surrounded by trees. This is not a Garden Village but a large suburban development on the outskirts of a market town.

The Town and Country Planning Association (TCPA) has produced a number of principles for the development of Garden Villages based on the work of Sir Ebenezer Howard who set out guidelines and principles for the development of garden cities and whose work led to the modern planning profession and planning system. His three main principles, adopted by the TCPA, are:

1. Land value capture for the benefit of the community.
2. Strong vision, leadership and community engagement.
3. Community ownership of land and long-term stewardship of assets.

In their 'Development Statement' Taylor Wimpey mention these three principles but make no mention in detail of how they and the landowners intend to meet them. Will they be prepared to sign up to these principles and, if so, to set out in detail how they intend to do so?

**Housing**

Whilst acknowledging that Bridgnorth needs to grow there is a question by how much it needs to grow. The Shropshire Council Local Plan Review sets out a requirement for a further 1,455 houses to be built by 2036 on top of those already planned for. However the figures based on the ONS growth forecast predicts that only 799 additional houses are required.

**On what basis has Shropshire Council arrived at the larger figure? In order to achieve the higher figure it would be necessary to almost double the number of houses currently being built each year.**

**Can this be classed as sustainable development?**

Taylor Wimpey is, not surprisingly, driven by profit. If approval is given to the Tasley Garden Village they will have a monopoly on house delivery in the area.

**Bridgnorth already has elevated house prices and, even though Taylor Wimpey state that affordable homes are going to be presented to the market at 80% of normal costs, is it not likely that such 'affordable' homes will be out of reach of local incomes?**

*(Please continue on a separate sheet if necessary)*

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## Employment

A steering group consisting of members of the Town Council and various Parish Councils was asked in June 2019 to consider the issues facing Bridgnorth and to develop a plan for the settlement. Their draft report, which has only recently been published in May 2020, states that:

*"...the employment land that we understand is currently approved for development around the Bridgnorth settlement, including sites that were allocated in the current Local Plan (totals 16.2 ha).*

*We estimate that 3,500 sq. m. or more of business space is currently available to let on local business parks. There are also a number of existing sites and buildings in the town centre, and elsewhere, that could also be adapted to provide commercial, retail or residential facilities.*

*We strongly recommend that this available land, which is already approved, is developed to provide local jobs, over the period covered by Shropshire Council's ongoing Local Plan Review. Our aspiration is for this to generate sufficient new employment for the town to continue to thrive and for it not to become even more of a commuter town. This will necessarily result in development on some greenfield sites, which have already been allocated. At the same time, we recommend that brownfield land in neighbouring towns should be developed, in preference to even more greenfield sites being allocated. We therefore consider that the employment land already allocated under SAMDev is sufficient to meet the objective for employment envisaged in the Local Plan Review."*

*"..we have estimated that Shropshire Council's 'Balance Growth' policy, to create one job for each new dwelling, would require about 1,370 new jobs to be created to support the housing growth proposed in the Local Plan Review. ....Our estimates indicate that even this level of job creation could be achieved on the currently allocated employment land if a reasonable proportion of office-based jobs are included. With fewer office-based jobs an additional 4 ha may, possibly, be required. This agrees with the Local Plan Review, which states that 16 ha (that is, an additional 4 ha over the current Local Plan) is required.*

*"However, the Local Plan Review goes on to propose, without providing any justification, that a further 16 ha should be allocated for the period to 2036. We are strongly against this proposal, although we recognise that more employment land may need to be set aside for the longer term.*

*Overall, we recommend that the employment land already allocated in the current Local Plan be developed fairly quickly, but with due care, with the ultimate objective, which may be hard to achieve, of providing up to 1,500 new jobs, but with the immediate target of achieving 800 to 1,000 new jobs.*

*We recommend that no additional employment land be allocated, but that some be set aside for the future either around Stanmore Business Park or to augment the employment land currently allocated around Tasley."*

**The Steering Committee is quite clear that additional employment land is not required therefore the land allocated in the Tasley Garden Village Development is not needed. Will the recommendations from the Steering Group be accepted? In addition, as fewer additional houses are required, it can be seen that the Tasley proposal is too large and should be rejected.**

The proposed site for the Tasley Garden Village is taking residential development away from the main employment areas of the town and the region (ie Stanmore, Wolverhampton and Telford). Whilst some employment is to be provided on site it is unlikely that the majority of the residents will take up employment in the settlement. Most working residents in the settlement will have to use private transport to get to and from their place of employment.

## Infrastructure

*(Please continue on a separate sheet if necessary)*

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Office Use Only	Part A Reference:
	Part B Reference:

Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The development should not reach the boundary of our land by some considerable distance  
The public foot paths through our land need to be removed  
Our land should be included in the local plan review boundary  
We should be permitted to develop our land as well

(Please continue on a separate sheet if necessary)

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

**Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?**

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

- No, I do not wish to participate in hearing session(s)  
 Yes, I wish to participate in hearing session(s)

(Please tick one box)

**Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

**Because I am directly impacted by this proposed development and would like my land to either be included in the local plan review or have the public footpath removed from my land to protect my livestock  
I would like certain guarantees given my situation and location**

(Please continue on a separate sheet if necessary)

**Please note:** The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature: David Coe

Date: 22/02/2021

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Part A Reference:

Part B Reference:

## Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

### Part B: Representation

Name and Organisation:	
------------------------	--

#### Q1. To which document does this representation relate?

- Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- (Please tick one box)

#### Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="SP14,DP25 &amp;S3"/>	Site:	<input type="text" value="BRD030"/>	Policies Map:	<input type="text"/>
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#### Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- |  |      |                          |     |                                     |
|--|------|--------------------------|-----|-------------------------------------|
| A. Legally compliant                     | Yes: | <input type="checkbox"/> | No: | <input type="checkbox"/>            |
| B. Sound                                 | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |

(Please tick as appropriate).

#### Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

##### Infrastructure

In their report the steering group states:

*“Existing local infrastructure, transport links, public facilities and services are not capable of supporting much growth in population and business activity without significant investment. We agree ..... that such investment should be identified, and ideally committed to, before further development occurs around the town.*

*In particular, some major road improvements are required and, as a minimum, potential funding sources must be identified and verified to be applicable. Ideally, the necessary funding should be set aside.*

*Previous consultation has indicated that residents’ main concern about future development is that the necessary infrastructure to support it will never be provided. With good planning, it should be provided in advance.”*

Good road communications are vital for any community to prosper yet there has been no significant improvement to the road, cycling and pedestrian networks around Bridgnorth for more than 20 years and public transport is in decline. The roads to neighbouring towns all have pinch points that limit the maximum traffic flow. Shropshire Council has no plans to make any strategic investments in the road network around Bridgnorth yet the Tasley Garden Village Development intends to build up to 1,750 homes which will put a significant number of additional vehicles onto the roads around and in the town.

**The effect on traffic movements of any proposed development must be evaluated, funding obtained and work started prior to any development being agreed.**

The Taylor Wimpey proposal allows for a new primary school and, during the recent webinar, a commitment was made to make a contribution to the existing secondary schools in Bridgnorth.

**However with the current decline in birth rates and the demographics of the population in the area, a study needs to be carried out to establish whether or not an additional primary school is required and whether or not the numbers of secondary age school children is likely to increase. A similar study needs to be carried out with regards to the provision of medical, health and dental facilities in the future.**

The electricity distribution network to industrial sites is already at its limits and the highest internet bandwidths, in total and for individual connections, are not available. However there is no mention in the Tasley Garden Village proposal of the requirement for improved IT provision or for the improvement of the electrical distribution networks to the planned employment areas.

#### **Conclusion**

In conclusion, I strongly believe the Tasley Garden Village Development should be rejected and not included in the Local Plan Review. At the very least, the proposal should be put on hold so that the various surveys, studies and infrastructure work as outlined above, can take place and in due course, inform further discussion at all levels.

*(Please continue on a separate sheet if necessary)*

#### **Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.**

*Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.*

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*(Please continue on a separate sheet if necessary)*

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modification(s). You should not assume that you will have a further opportunity to make submissions.

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**Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?**

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Yes, I wish to participate in hearing session(s)

(Please tick one box)

**Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

**Because I am directly impacted by this proposed development and would like my land to either be included in the local plan review or have the public footpath removed from my land to protect my livestock  
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Signature:

Date:

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Part A Reference:

Part B Reference: