

Taylor  
Wimpey

# Tasley Garden Village, Bridgnorth

Development Statement

September 2020



# Contents



**For more information contact:**

**Zoe Curnow**

Taylor Wimpey  
 Second Floor, Fore 2,  
 Fore Business Park,  
 Huskisson Way,  
 Shirley, Solihull, B90 4SS

[www.taylorwimpey.co.uk](http://www.taylorwimpey.co.uk)



This document is confidential and prepared solely for your information. Therefore you should not, without our prior written consent, refer to or use our name or this document for any other purpose, disclose them or refer to them in any prospectus or other document, or make them available or communicate them to any other party.

Document design by [rbpagency.com](http://rbpagency.com)

# Contents

Executive Summary.....4

1. Introduction .....6

2. Site Context .....10

3. Planning Policy .....22

4. The Design Concept.....30

5. Landscape and Visual .....44

6. Sustainable Development Principles and Suitability .....50

7. Developability .....64

8. Conclusions .....68

Appendix 1- Taylor Wimpey .....72

# Figures

Figure 1 – Site Location Plan .....13

Figure 2 – Public Rights of Way Plan.....15

Figure 3 – Natural and Historic Environment Plan .....17

Figure 4 – Topography Plan .....19

Figure 5 – Land Control Plan .....21

Figure 6 – Shropshire Council Adopted Policies Map .....25

Figure 7 – Green Belt Plan .....27

Figure 8 – Illustrative Masterplan.....37

Figure 9 – Screened Zone of Theoretical Visibility Plan .....47

Figure 10 – Landscape Framework Plan .....49

Figure 11 – Existing Bus Route Plan .....53

Figure 12 – Facilities and Services Plan.....55

Figure 13 – Economic Benefits – Garden Village up to 2038.....57

Figure 14 – Flood Risk Plan .....59

Figure 15 – Ecology Map.....61

# Executive Summary





This Vision Document has been prepared on behalf of Taylor Wimpey, in support of the allocation of a new Garden Village at Tasley, Bridgnorth. The Garden Village presents the opportunity to meet Bridgnorth’s existing and future development needs through the creation of a sustainable community of up to 1,050 new family and affordable homes, a minimum of 16 hectares of employment floorspace, along with the local centre, including community facilities, and a new primary school up to 2038. A minimum of 41.5 hectares of further land would be available to meet development needs beyond 2038, with potential for further expansion if required.

The site extends to approximately 119 hectares and is located to the south west of the settlement of Bridgnorth, located adjacent to the A458 and the existing SAMDev employment allocation. This document sets out the vision for the site to support its promotion through the Shropshire Local Plan Review, and the ability of the proposed Garden Village to meet the existing and future development needs of Bridgnorth.

The vision for the site is to develop a landscape led masterplan that complements the surrounding site context, creating a high quality walkable neighbourhood which upholds Garden Village principles including tree-line streets, connectivity with local services and generous open spaces whilst enhancing accessibility to the wider open countryside. This includes the provision of a new Country Park for existing and future residents to enjoy.

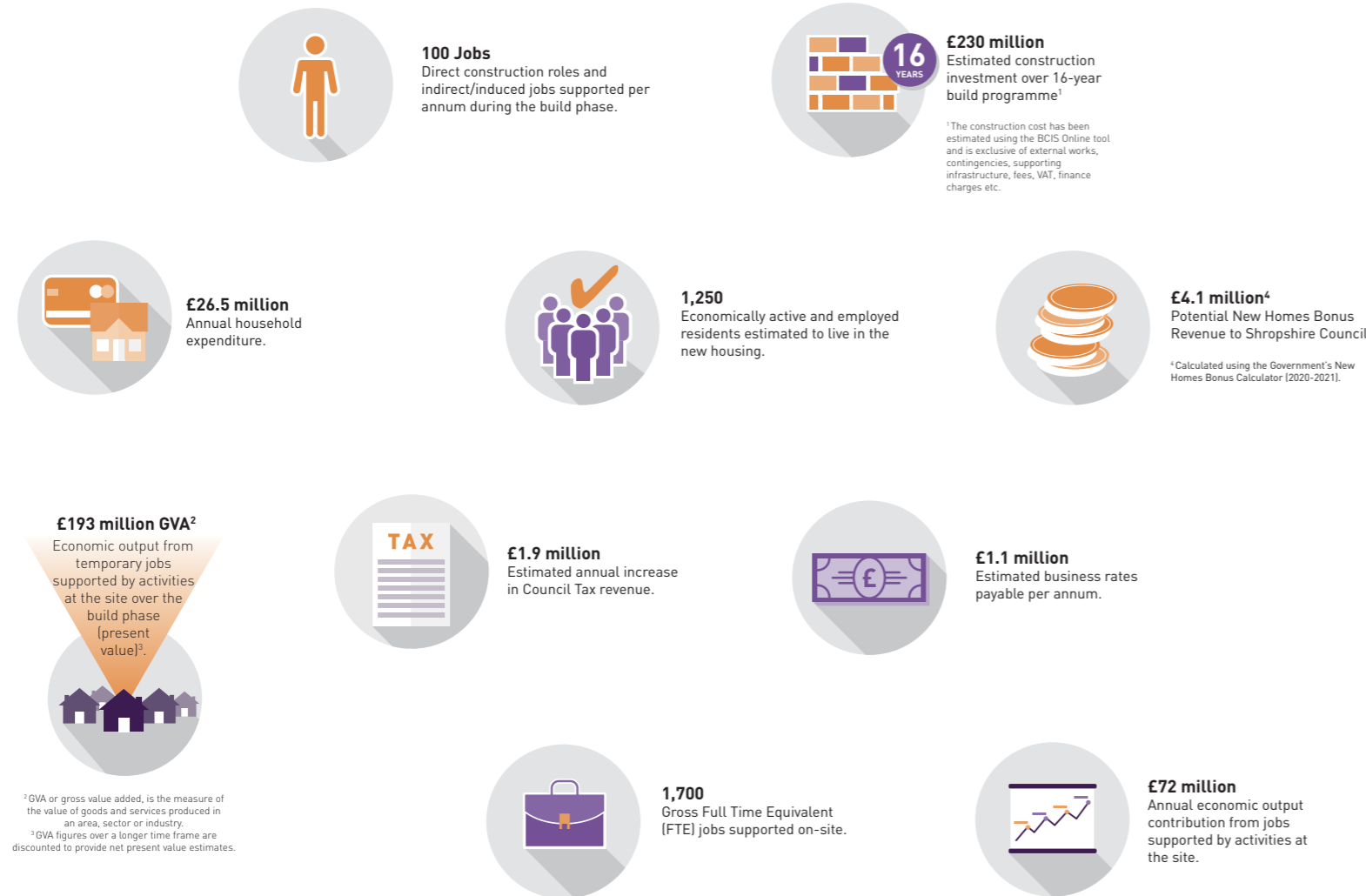
The allocation of this site will deliver much needed housing and employment floorspace along with supporting services in a truly sustainable community. The site creates opportunities to create a sustainable community with delivery in the early years of the plan. The site is also well related to and easily accessible from existing facilities and services within Bridgnorth. The site and development will be of a sufficient scale to deliver new local facilities and services through the provision of a Local centre and a new Primary School, which will benefit not only new residents in the Garden Village, but existing residents in Bridgnorth.

Taylor Wimpey are committed to working collaboratively with the Council and Key Stakeholders to ensure that Bridgnorth’s housing and employment needs are met in a sensitive and sustainable manner, through the emerging Local Plan Review and beyond.

**Key Facts**

- Site Name:  
**Tasley Garden Village**
- Local Authority:  
**Shropshire Council**
- Site Area:  
**119 hectares**
- Proposed Dwellings (up to 2038):  
**1,050 dwellings**
- Proposed Employment Land (up to 2038):  
**16 hectares**
- Proposed Local Centre and Primary School:  
**3.5 hectares**
- Proposed Country Park and Parks/Recreation Space:  
**39 hectares**

**Economic Benefits – Garden Village up to 2038**



Section 1.

# Introduction

1



## Section 1.

# Introduction

The land at Tasley provides an ideal opportunity to deliver a sustainable and attractive Garden Village, in line with the Garden City principles, delivering new homes and employment land to help meet the needs of Bridgnorth. The site, known as Tasley Garden Village, is located to the south west of Bridgnorth and adjoins the existing employment allocations at Tasley, the A458 and Ludlow Road (B4364). The land at Tasley benefits from being in close proximity to the existing facilities and services within Bridgnorth whilst being of a sufficient scale to provide new local services and facilities for the new and existing communities.







This document outlines the vision for the delivery of a sustainable Garden Village at Tasley, comprising residential development, employment floorspace, a local centre including retail, leisure, community and health facilities, primary school, public open space and supporting infrastructure. Whilst only part of the site would be brought forward over the Local Plan Review plan period (to 2038), the Garden Village area would provide sufficient land to meet the town's future development needs beyond 2038.

Taylor Wimpey are committed to working with Shropshire Council, the town and parish councils and the local community to design a high-quality and sympathetic Garden Village that delivers social, environmental and economic benefits for Bridgnorth.

Taylor Wimpey is one of the UK's leading housebuilders, being responsible for the delivery of over 10,000 homes annually. Taylor Wimpey is committed to engaging with local needs and requirements. Further details on the company are set out in Appendix 1.

To support the vision, this document clearly articulates the opportunity presented by this site and the factors that make it the most suitable location for a Garden Village in and around Bridgnorth. This includes;

- Taylor Wimpey are promoting the development which eliminates land assembly issues and associated delays;
- Located outside the Green Belt which covers the land to the east of Bridgnorth;
- The lack of any environmental designations that would prevent this land coming forward for development;
- Relationship with existing Site Allocation and Management of Development Plan (SAMDev) allocations creating the opportunities for the comprehensive planning and development of the wider area;
- Well related to and in close proximity to the existing centre of Bridgnorth as well as the local centre proposed as part of the SAMDev residential allocation;
- The opportunity to address affordability issues within Bridgnorth through the delivery of both market and affordable housing, dealing with the significant issues regarding previous under-delivery of housing sites and the lack of affordable housing provision;
- The provision of additional employment land to encourage businesses to remain within Bridgnorth and attract inward investment;
- The commitment from a national housebuilder who has delivered a significant amount of homes throughout Shropshire already to deliver family and affordable housing for Bridgnorth; and,
- The core values of the consortium align with the Garden Village principles, with a genuine motivation to deliver a positive legacy for the site and Bridgnorth.



Section 2.

# Site Context

2



## Section 2.

# Site Context

**Bridgnorth is identified as a Market Town and Key Centre in the Shropshire Core Strategy (2011) and as a Principal Centre in the emerging Local Plan Review. It is the third largest town in Shropshire with a population of circa 13,000 and acts a Principal Service centre not just for the town but for a sizeable rural area of eastern Shropshire.**



View towards Footbridge Farm

## The Site

The site comprises 119 hectares of open countryside/agricultural land which abuts the south western edge of Bridgnorth. The site is surrounded by open countryside to the west and south, with the Bridgwalton Sand and Gravel Quarry beyond. The A458 and SAMDev employment allocations ELR011a and ELR011b are located to the north and Ludlow Road (B4364) to the east. The western and southern boundaries of the site are formed by Tiddle Brook.

There are four farmsteads within the site: Roundthorn Farm to the east, The Leasowes in the centre of the site, Footbridge Farm to the west and Hundred House Farm to the south. There is one listed building within the site boundary and one listed building adjacent to the site boundary. The former farm house at the Leasowes is a Grade II listed building and is located within site boundary. The Leasowes is also a Grade II listed building and is located in close proximity to the site boundary. Both of the buildings will be retained and development would be offset from these listed buildings.

The southern and western boundaries of the site are made up of Tiddle Brook watercourse which provides a natural boundary to the Garden Village, which includes in part a strong tree lined boundary. Tiddle Brook from the north of the site, crosses under the A458 through a culvert and runs along the western and southern boundaries of the site before flowing into Mor Brook to the south. Mor Brook is a tributary of the River Severn, and this tributary joins the River Severn to the south of Eardington. A tributary of Tiddle Brook, which runs from north to south through the centre of the site, is understood to provide drainage for the agricultural fields.

Located approximately 200m to the south of the southern boundary is an active sand and gravel quarry known Bridgwalton Quarry. Located approximately 500m to the west of the western boundary is an active sand and gravel quarry known as Morville Quarry.

The site is largely flat in terms of topography, however there is a gentle gradient from Ludlow Road (along the eastern boundary) moving westwards/southwards towards Tiddle Brook and the western/southern boundaries of the site.




View across site

Figure 1 – Site Location Plan



Key

 Site Boundary 118.94ha





Public Right of Way 0148/1/3 from Ludlow Road towards Hundred House Farm



Public Right of Way 0148/4 beyond site providing access up to Tasley village



Public Right of Way 0148/2 within Site

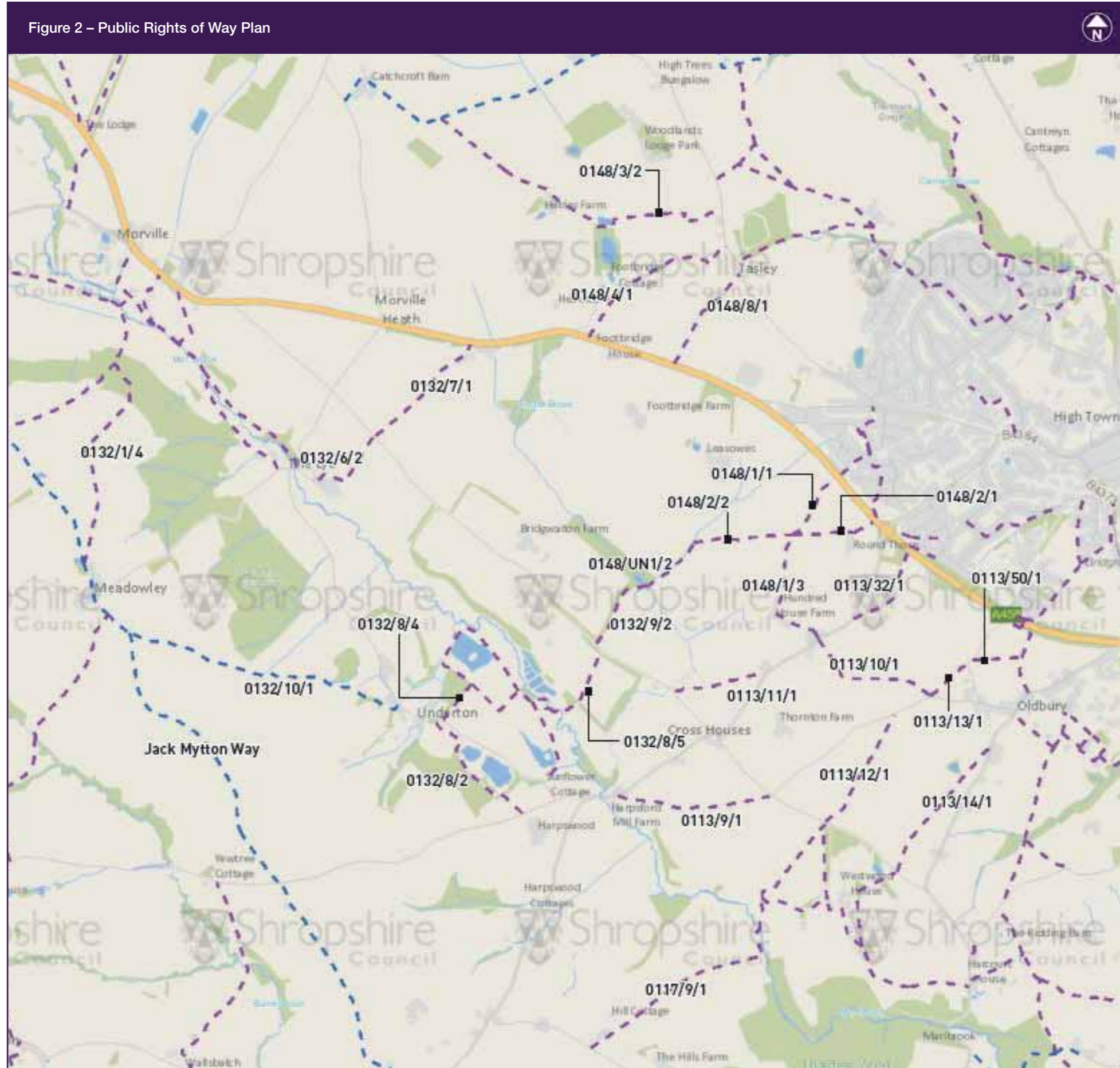


Existing Access from Telegraph Lane to Public Right of Way 0132/9



Existing Access from A458 to Public Right of Way 0148/1/1 through SAMDev employment allocation

Figure 2 – Public Rights of Way Plan



Two Public Rights of Way footpaths run through the site namely; 0148/1 (0148/1 and 0148/3) and 0148/2 (0148/2/1, 0148/2/2 and 0148/UN1/1). Public Right of Way 0148/1 crosses the north eastern part of the site, through the existing SAMDev employment allocation ELR011b from the A458. This connects connecting with a right of way existing in the residential area to the north of the A458, in a south easterly direction through the site and across fields to the track which serves Hundred House Farm before leading to Ludlow Road and Public Right of Way 0113/10/1.

The Public Right of Way 0148/2 crosses the site from the north eastern corner past Roundthorn Farm in a south westerly direction before linking up with a farm track which crosses Tiddle Brook adjacent to the existing tree belt. This then heads southwards to Telegraph Lane providing connections with Public Right of Way 0132/9 and 0132/8 which provide access to the open countryside beyond.

In terms of other Public Rights of Way in the vicinity, there are two Public Rights of Way providing access from the A485 up to Tasley towards the north west of the Garden Village (0148/8/1 and 0148/4/1), linking up with the promoted circular walk known as Bridgnorth – Astley Abbots Long Walk as well as other Public Rights of Way leading north and westwards as well as into Bridgnorth. However, these routes are poorly sign posted and 0148/8/1 was impassable at the A485 access as of January 2020 due to a combination of vegetation growth, fencing and localised flooding.

Further to the west are the long distance Jack Mytton Way and The Sabrina Way bridleways and footpaths. There is another promoted circular walk to the east of the Garden Village around Oldbury known as the Bridgnorth Oldbury – Eardington Long Walk.



The Leasowes and former farm house at the Leasowes listed buildings



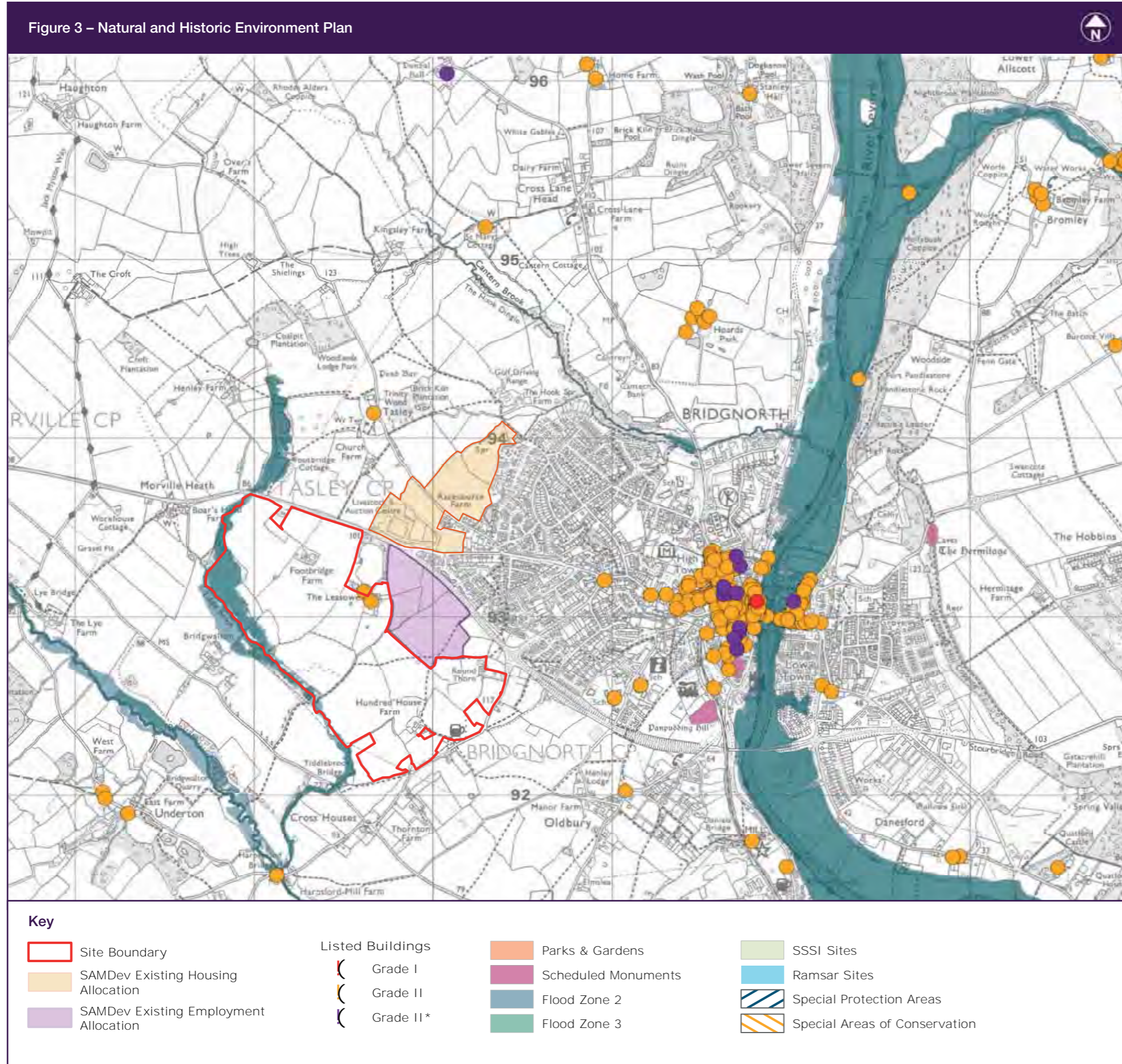
Existing livestock market and SAMDev mixed use allocation



Tiddle Brook



Figure 3 – Natural and Historic Environment Plan



The site comprises a mix of Flood Zones 1, 2 and 3. The majority of the site is located in Flood Zone 1. There are no identified flood risk concerns associated with the smaller tributary of Tiddle Brook (which runs through the centre of the site) however based on the Environment Agency Flood Risk Map, there are some areas of Flood Zones 2 and 3 located along the southern and western boundaries where Tiddle Brook flows. The Flood Zone 2 and 3 areas are mainly located along the site boundary but extends into the existing agricultural fields in some locations, particularly to the south western corner of the site. However, it is thought that the flood risk zones associated with Tiddle Brook are not accurately reported and the flood risk has been over estimated, as discussed in Section 6.

The site is not located within a Conservation Area or SSSI. The closest SSSI's are located approximately 1.35km (Devil's Hole Morville) to the west of the site and approximately 1.5km to the south of the site (Thatchers Wood and Westwood Covert). As noted above, there are two listed buildings located within/in close proximity to the site boundary (Grade II the Leasowes and Grade II the former farm house).



View of Site from south west looking north west



Existing Landscape Screening along western site boundary



View across existing SAMDev employment allocation to the south west

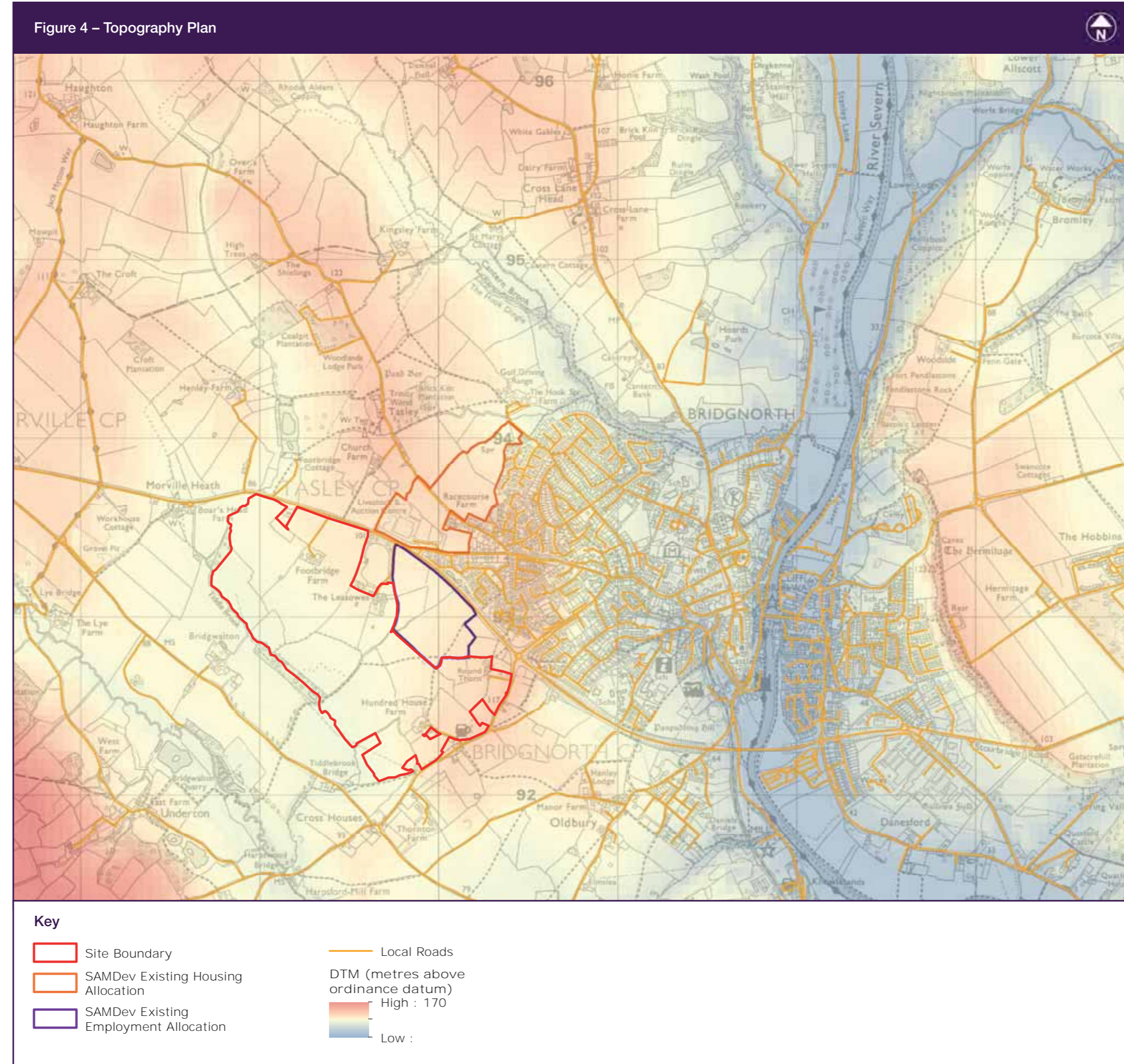


Footbridge Farm from A458



Ludlow Road / A485 Roundabout

Figure 4 – Topography Plan



## Surroundings

The land at Tasley is located to the south west of Bridgnorth. Bridgnorth is a historic settlement which straddles the River Sever. The earliest historical reference to the town was noted in 895 and it comprises of a Low Town to the east and High Town to the west. Bridgnorth acts as a key service centre not just for the town, but for a sizeable hinterland as well with the town benefitting from an extensive range of services and facilities including primary/high schools, health facilities, shops and leisure uses. The focus of retail and leisure provision in the town is principally focused on the High Town side of the town centre.

The proposed Garden Village is located approximately 1.9km (walking distance) from the town centre when measured from the centre of the site making it within walking distance of these existing facilities within High Town.

The proposed Garden Village is located in close proximity to the existing residential SAMDev allocations and immediately adjacent to the existing employment allocations south of the A458 (ELR011a/ELR0011b) and abuts the A458 to the north. Although these sites have not been brought forward for development, nor the subject of any planning application to date, the employment sites are allocated to deliver a business park comprising offices, industrial and warehousing uses and the relocation of the existing Bridgnorth Livestock and Auction Market, which is currently located to the north of the A458. The existing livestock market and land to the north forms the SAMDev residential allocations (reference BRID001/BRID020b) which are to deliver 500 dwellings and 6.3 hectares of other uses including a neighbourhood centre, health and fitness uses, a hotel and other local facilities.

The site is located adjacent to the A458, which connects Bridgnorth with surrounding towns including Welshpool, Shrewsbury, Much Wenlock and Stourbridge. The closest motorway is the M54 which is located approximately 13 miles to the north and accessed via the A442 of the site and provides good access to the wider motorway network.



Bridgwalton Quarry



Existing Residential Development north of A458



Footbridge Farm

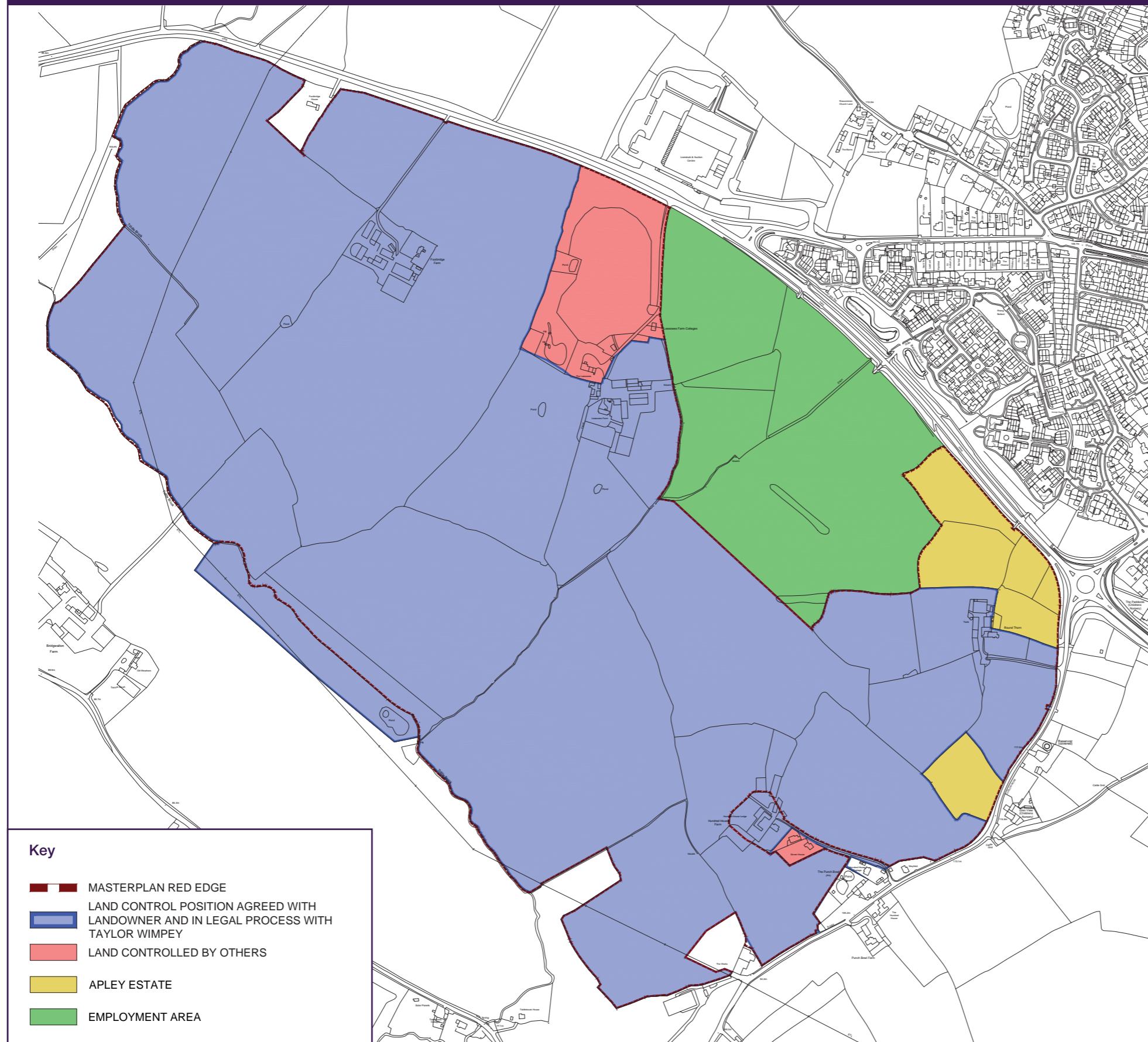


Roundthorn Farm



The Leasowes Farm

Figure 5 – Land Control Plan



## Land Control

Tasley Garden Village covers approximately 119 hectares and is being promoted by Taylor Wimpey, who control the site by way of option agreements. As shown in Figure 5, there are some small scale landowners located on the periphery of the proposed Garden Village. The land control plans shows other land in and around the site which is not being promoted as part of the Local Plan Review.

The land shaded in yellow is owned by the Apley Estate who own the field parcels in the immediate north east corner of the site around the roundabout junction of the A458 and Ludlow Road and a single field parcel along Ludlow Road. This land ownership is understood to extend to around 5.27 ha. The Apley Estate had previously promoted their land interests around the A458 for residential development through the SAMDev process back in 2014, confirming that, at least between 2010 and 2014, Apley Estate considered their land interests to be both suitable and available for redevelopment. Although Apley Estate have not promoted their land interests for development through the Local Plan Review, this is understood to be as a result of their significant land interests and active promotion of land at Stanmore.

The land shaded in green comprises the existing employment allocation (ELR011a and ELR011b) which are within the same land ownership as the consortium but are controlled by way of a development option by Tasley Estate. As such, it is assumed that this would be delivered independently.

The land shaded in red contains the Grade II listed building (the Leasowes) and Seven House. These parcels are located to the west of the employment allocation and in the south eastern corner of the site. This land is not required to bring forward a comprehensive Garden Village at Tasley, in terms of delivering an appropriate level of development or providing access into the site.

## Section 3.

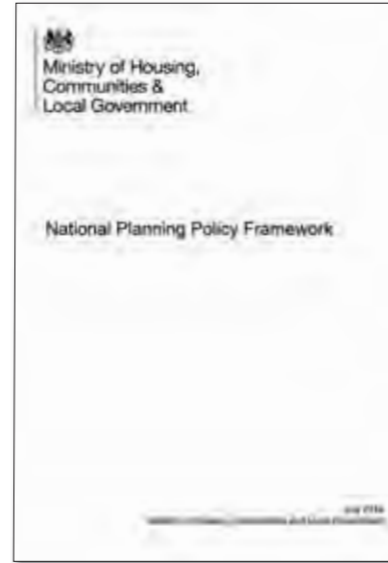
# Planning Policy

3



## Section 3.

# Planning Policy



### National Planning Policy

The National Planning Policy Framework (NPPF) was originally published in 2012 and revised in February 2019. This framework sets out the government's core objectives for the planning system, including the need for local planning authorities to identify a sufficient amount and variety of land for development, to significantly boost the supply of housing.

Delivering a Garden Village at Tasley would be consistent with the core objectives of the NPPF because:

- It would meet the three pillars of sustainable development by delivering economic, social and environmental benefits (NPPF paragraph 8);
- It would be entirely consistent with the presumption in favour of sustainable development, which is at the heart of the Framework, given its location outside the Green Belt and the high levels of housing and employment needs within Bridgnorth, the County and wider sub region (NPPF paragraphs 10 and 11);
- It would make sufficient provision for housing, employment, retail and other commercial uses alongside community facilities and improvements to green infrastructure (NPPF paragraph 20);
- It would significantly boost the supply of homes and provide a developable site that is suitably located, available and viable (NPPF paragraphs 59 and 67);
- It will provide a wide range of market and affordable housing of various types and tenures promoting mixed and inclusive communities (NPPF paragraph 61);
- It would supply large numbers of new homes, through a new settlement, which is well located, designed and supported by infrastructure and accessible facilities (including a local centre) in line with Garden City principles whilst still being easily accessible to and from Bridgnorth (NPPF paragraph 72);
- It has considered transport issues at an early stage and made the most of existing transport infrastructure which can be improved to accommodate the proposed development (NPPF paragraph 102);
- It would promote an effective use of land in meeting the need for homes and employment uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions (NPPF paragraph 117); and
- It would make use of land which is not currently designated as Green Belt and provides a reasonable alternative to meeting the identified housing and employment land (NPPF paragraph 137).





## Local Planning Context

### Shropshire Core Strategy

The Development Plan includes the Shropshire Local Plan Core Strategy, which was adopted in February 2011 and covers the plan period 2006 – 2026. Policy CS1 Strategic Approach set a housing requirement of around 27,500 new homes across the period which equates to an annualised average of 1,375 per annum, of which 9,000 will be affordable housing. This confirms Market Towns and other Key Centres, such as Bridgnorth will maintain and enhance their traditional roles and accommodate around 40% of the residential development over the plan period.

Policy CS1 also confirms that around 290 hectares of employment will be delivered over the plan period.

Policy CS10 Managing Release of Housing land states that housing land will be kept under review, maintaining a continuous supply of suitable sites to deliver the overall housing target. New housing sites will be identified in the Site Allocations and Management of Development (SAMDev) DPD.

### Shropshire SAMDev Plan

The Site Allocations and Management of Development (SAMDev) Plan, adopted in December 2015, sets out the proposals for the use of land and policies to guide future development. Policy S3 confirms that 1,400 dwellings and around 13 hectares of employment land will be delivered in Bridgnorth on allocations and windfall sites. This includes the delivery of 500 dwellings, a neighbourhood centre, 6.7ha of land for employment uses and 6.6ha for the relocation of the existing livestock market on allocated land to the west and south west of Bridgnorth.

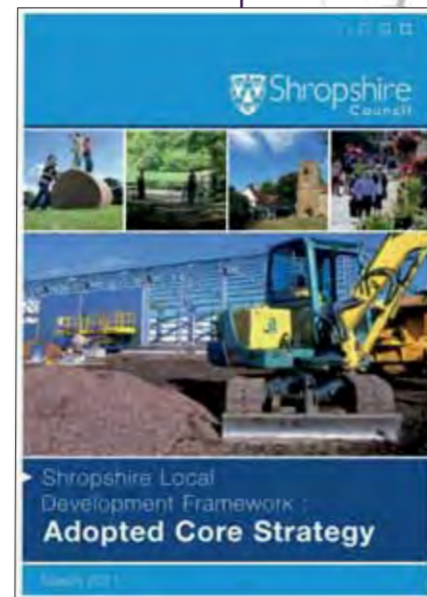
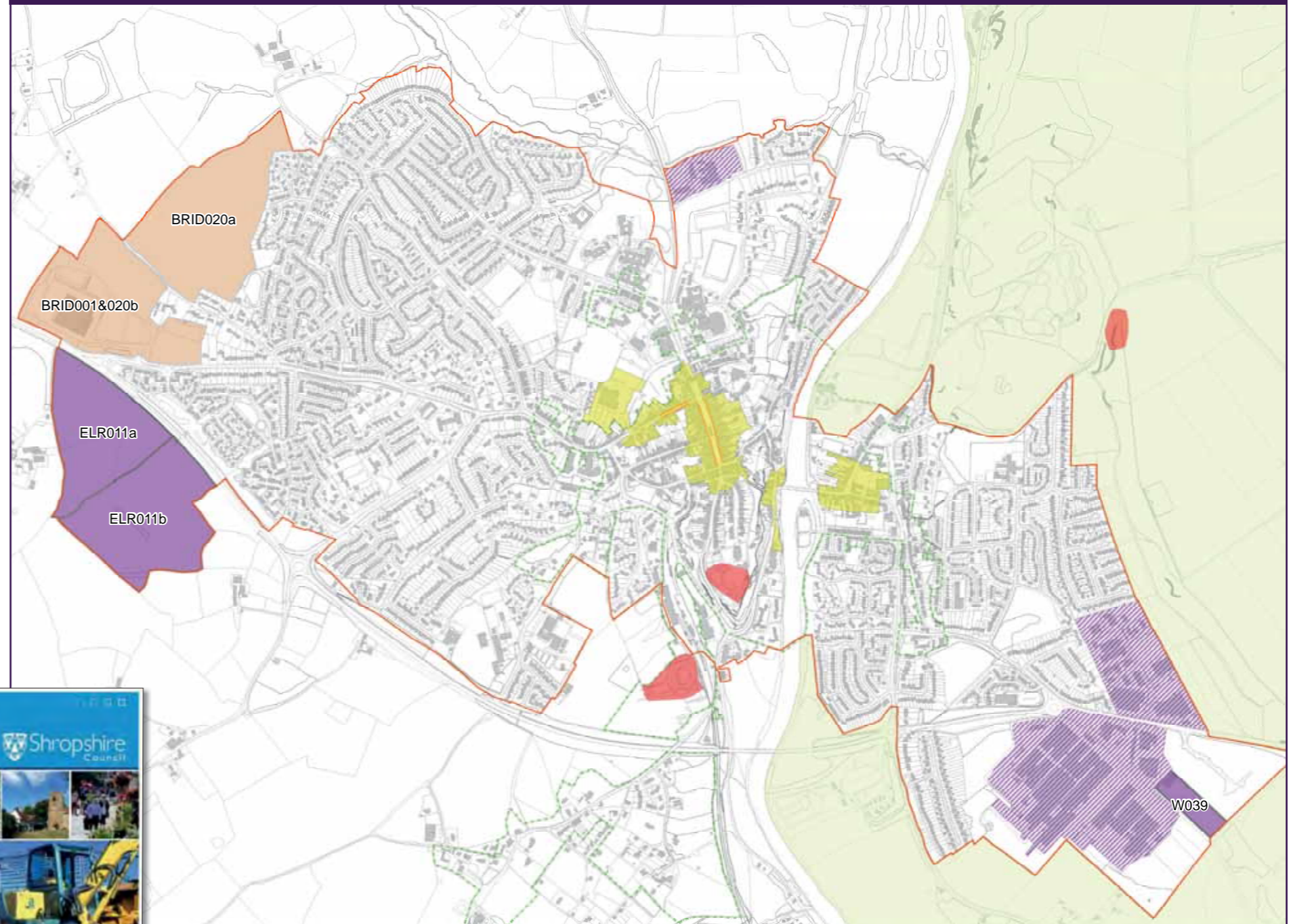












Figure 6 – Shropshire Council Adopted Policies Map



Key			
	Housing		Scheduled Ancient Monument
	Employment		Development Boundary
	Protected Employment Area		Registered Parks
	Primary Shopping Area		Greenbelt Adopted July 2006
	Town Centre		Conservation Area



### Emerging Local Plan

Shropshire Council have begun work on a Local Plan Review, which will provide new housing and employment land requirements and guidance on the location and distribution of new development from 2016 – 2038. A number of consultation stages have already been carried, including; Issues and Strategic Options (January – March 2017), Preferred Scale and Distribution Consultation (October – December 2017), Preferred Sites Consultation (November – January 2018) and Strategic Sites Consultation (July – August 2019).

A Pre-Submission Version of the emerging Local Plan (Reg 19) was due to be published for consultation in March 2020, however due to the COVID-19 pandemic, this was delayed. In July 2020, the Pre-submission draft of the Local Plan Review was taken to Cabinet for approval for consultation.

Cabinet approved the document (as drafted) for consultation, however, following a late change to the recommendation being made by the Cabinet by the lead member and officers, it was unanimously agreed that the document would be published as a draft regulation 18 plan, rather than a pre-submission (regulation 19 draft). The consultation ran from August – September 2020.

Policy SP 2. Strategic Approach proposes a housing requirement of around 30,800 homes over the plan period, which equates to an annual requirement of 1,400 homes. The housing requirement has been informed by the current standard method for calculating local housing need at 25,894 homes over the plan period (1,177 homes per annum) and incorporates an element of flexibility and the delivery of 1,500 to support the unmet need of the Black Country. Affordable housing remains a key priority in Shropshire and around 7,770 affordable dwellings (25% of the total housing requirement) will be delivered over the plan period.

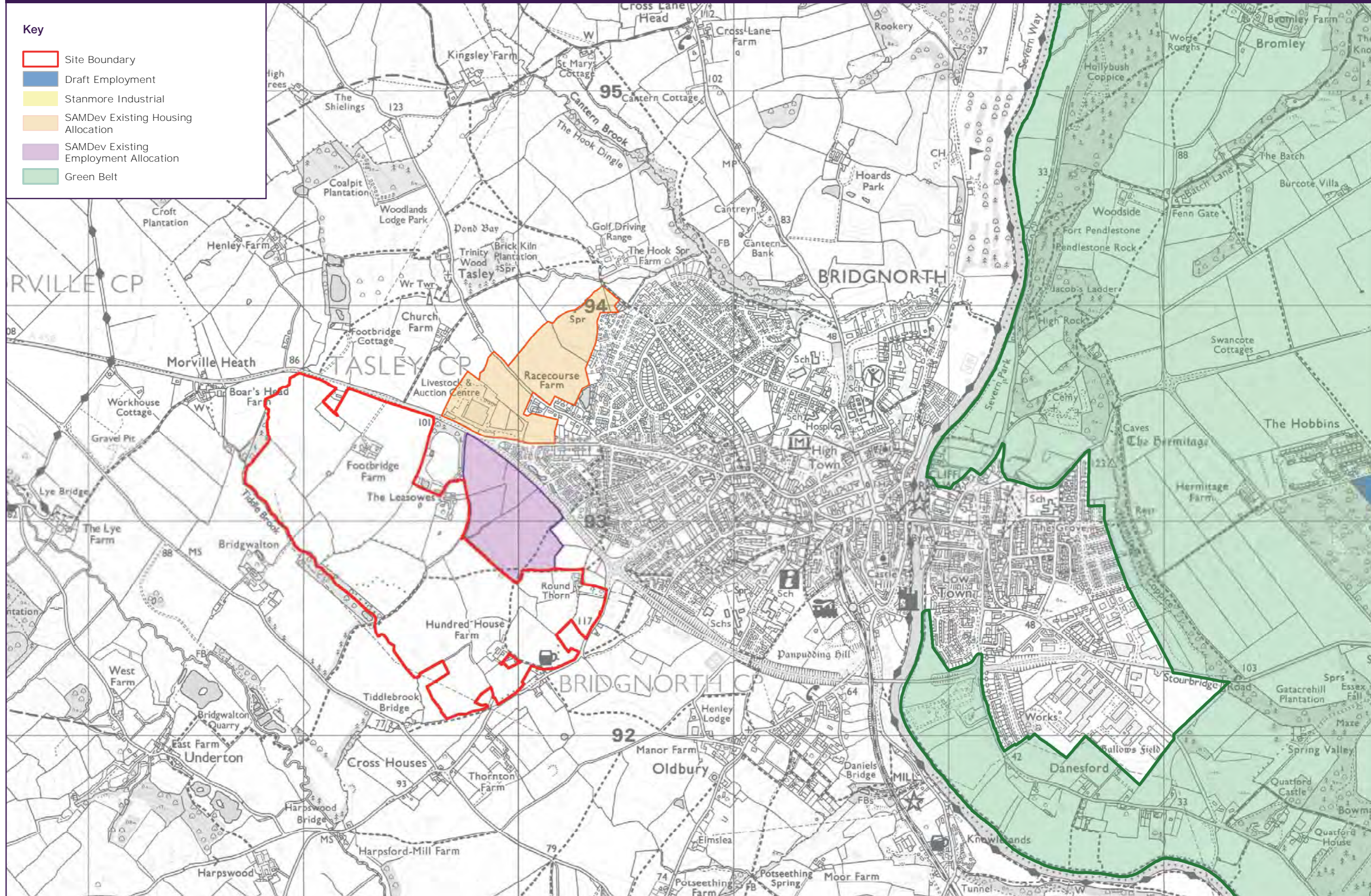
Detailed Policy S3 Bridgnorth Place Plan specifically relates to the Development Strategy for Bridgnorth, which confirms that Bridgnorth will deliver around 1,800 dwellings and make available around 49 hectares of employment land. In terms of the how this housing requirement will be delivered, 52 dwellings were completed between 2016 – 2019 and 38 dwellings have planning permission as at 31st March 2019. With 500 dwellings being delivered on the saved SAMDev allocations and a windfall allowance of 160 dwellings, this leaves a requirement of 1,050 dwellings to be allocated as part of the Local Plan Review.

The draft plan identifies Tasley Garden Village as the development site to deliver the town's housing and employment growth alongside the existing SAMDev allocations. In addition to this, the draft plan identifies an area of land within the wider Tasley Garden Village as the direction for growth beyond the Local Plan Review period (beyond 2038). This is a significant amendment since the previous draft of the plan was consulted on in late 2018/early 2019 which identified the delivery of a Garden Settlement through Green Belt release out at Stanmore, to the east of Bridgnorth.

Tasley Garden Village (BRD030) is included as a draft allocation to deliver: 1,050 dwellings, 16 hectares of employment land, new local centre, 20 hectares of green infrastructure and 19 hectare linear park. Land west of Tasley Garden Village (41.5 hectares) has been identified to deliver the future growth needs of Bridgnorth.



Figure 7 – Green Belt Plan





## Other Relevant Guidance Main Heading

### National Design Guidance

The National Design Guide was adopted in October 2019 and addresses the question of how we recognise well-designed places. It forms part of the government's suite of planning guidance and should be read alongside paragraph 130 of the NPPF and the design tools section (part 23) of the PPG.

### 10 Principles Checklist

Well-designed places have individual characteristics which work together to create its physical character. The ten principles help to nurture and sustain a sense of Community and positively address environmental issues affecting climate, and these are:

- **Context** – An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments means they are well grounded in their locality and more likely to be acceptable to existing communities.
- **Identity** – The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.
- **Built Form** – Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics.
- **Movement** – Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. Successful development depends upon a movement network that makes connections to destinations, places and communities.
- **Nature** – Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development.
- **Public Space** – The quality of the spaces between buildings is as important as the buildings themselves. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements.
- **Uses** – Sustainable places include a mix of uses that support everyday activities, including to live, work and play. Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities.
- **Homes and Buildings** – Well-designed homes and buildings are functional, accessible and sustainable. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time.
- **Resources** – Well-designed places and buildings conserve natural resources including land, water, energy and materials. A compact and walkable neighbourhood uses land efficiently so helps adaptation by increasing the ability for CO2 absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution.
- **Lifespan** – Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan.



## Garden Communities

In recent years, the Government have placed increasing emphasis on the creation of new ‘Garden Communities’ based on the Garden City movement, with 14 pilot Garden Village schemes announced in 2017, backed by £6 million of government funding. These initial schemes are expected to deliver over 48,000 homes. As of October 2019, the Government’s Garden Communities programme includes 48 individual projects including 15 Garden Towns and 33 Garden Villages.

These Garden Communities are supported by various guidance documents including the Garden Communities Prospectus (August 2019) which confirms that Garden Communities should deliver 1,500 or more new homes, with those over 10,000+ homes considered Garden Towns and those between 1,500 and 10,000 homes considered Garden Villages. The Garden Communities Prospectus goes on to confirm that proposals can be for a discrete new settlement, or take the form of transformational development of an existing settlement.

Whilst Garden Villages are not specifically referenced in the 2019 NPPF, the government’s commitment to them has been demonstrated by significant further investment in recent years including £9 million to support 21 Garden Villages and Towns in February 2019, £3.7 million for 5 new Garden Towns announced on 25th March 2019, with a further £2.85 million pledged for a further 19 Garden Villages on 28th June 2019.

## Garden City Principles

The father of the Garden City movement, Ebenezer Howard, did not prescribe a definitive set of principles or guidelines for planning new Garden Cities. Whilst a number of 20th century interpretations stand testament to evolving national priorities for design and delivery of large housing projects, it is the qualities of the original developments and the sentiments expressed by Howard, which drive contemporary policy makers and urban designers, such that:

*“The advantages of the most energetic and active town life, with all the beauty and delight of the country, may be secured in perfect combination”.*

As the ancestor of the Garden Cities Association, the Town and County Planning Association (TCPA) has reviewed Garden City principles with a view to promoting their use within planning and delivery of new residential development and in 2018 published a series of guidance documents for new Garden Villages. The TCPA define new garden villages as:

*“a new community that is designed, delivered and managed in accordance with the Garden City principles, but tailored for a smaller scale than new Garden Cities (which are likely to be more than 10,000 homes in size). It may be developed within existing settlements (as an urban village or suburb) or as a sustainable urban extension. New garden villages may be developed as ‘distinct settlements’ only where there are sufficient employment and community facilities provided within the development to support the population and where there is an affordable and easily accessible public transport system linking the new garden village with its ‘parent’ town or city.”*

The TCPA’s introductory guide identifies a number of ‘Garden City principles’ to help guide Garden Villages including:

- Strong vision, leadership and community engagement;
- Land value capture for the benefit of the community;
- Community ownership of land and long-term stewardship of assets;
- Mixed-tenure homes that are affordable for ordinary people;
- A strong local jobs offer in the Garden City itself, with a variety of employment opportunities within easy commuting distance of homes;
- High-quality imaginative design (including homes with gardens), combining the very best of town and country living to create healthy homes in vibrant communities;
- Generous green space linked to the wider natural environment, including a mix of public and private networks of well-managed, high-quality gardens, tree-lined streets and open spaces;
- Opportunities for residents to grow their own food, including generous allotments;
- Access to strong local cultural, recreational and shopping facilities in walkable neighbourhoods; and
- Integrated and accessible transport systems.

## Section 4.

# The Design Concept

4

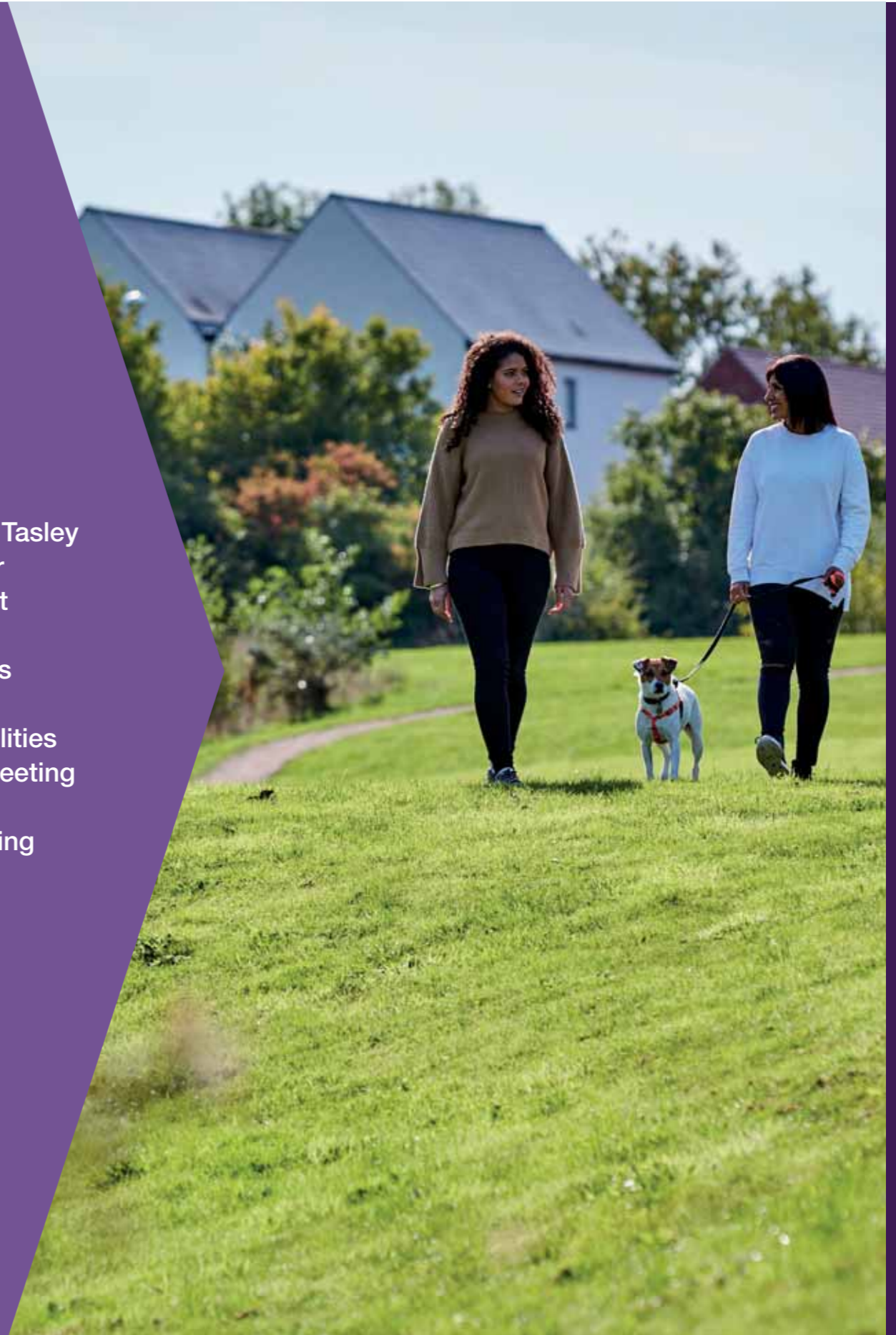


## Section 4.

# The Design Concept

### Vision

The overarching vision for Tasley Garden Village is to deliver a high quality development underpinned by Garden City Principles that delivers new homes, employment development and new facilities and services capable of meeting the needs of the Garden Village residents and existing Bridgnorth population.

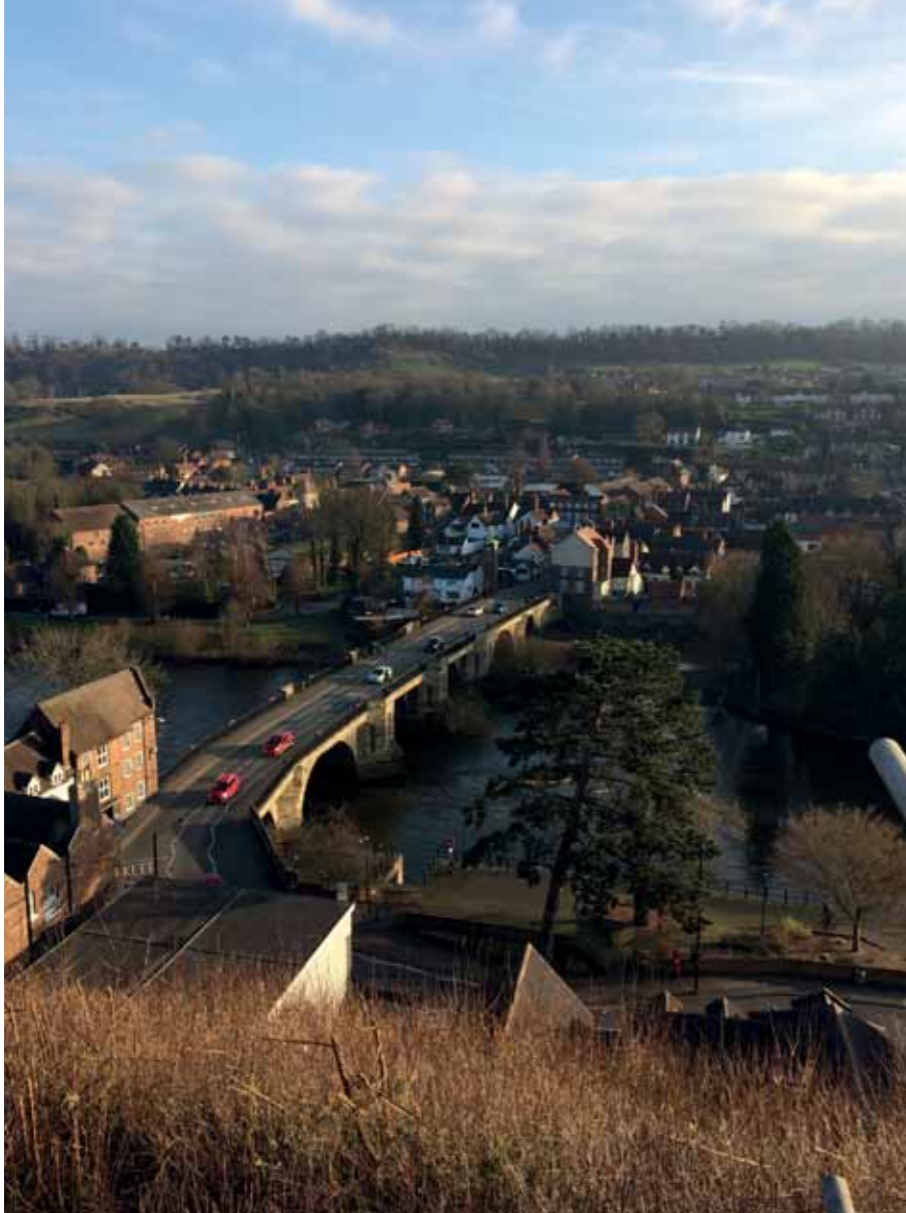




The overall concept for Tasley Garden Village can be summarised as follows:

- The delivery of around 1,050 new homes, phased over the plan period which will comprise of a mix of type, size, tenure to meet the housing needs of the town, including the provision of affordable dwellings;
- The delivery a mix of market and affordable homes to cater for first time buyers, families, key worker accommodation and older people looking to 'downsize';
- 16 hectares of employment land which will be delivered in a gateway location, adjacent to the existing SAMDev employment allocations. The employment land will be primarily targeted towards office and research uses;
- The creation of a new local centre at the heart of the village which will be delivered in the first phase of development. The first phase of development will provide a range of retail and community uses, including a community centre;
- The delivery of a new primary school, set within 2 hectares of land;
- The creation a new 19 hectare Country Park creating new walking and recreation routes through grassland and woodlands linking with existing Public Rights of Way to enhance accessibility to the countryside for both future Garden Village residents and existing Bridgnorth residents;
- The delivery of 20 hectares of green infrastructure, including areas of open space to create green links to the existing residential development to the north and the open countryside;
- Pedestrian and cycle links both within and extending beyond the site to encourage the use of sustainable modes of transport and access to the existing built up area/open countryside; and
- The identification of future development land (41.5 hectares) capable of delivering new homes and/or employment uses to meet future development needs.





## Site Constraints and Opportunities

The masterplan and vision for the site is based on a careful analysis of the opportunities and constraints in the local area, as explored in detail at Section 6. Accordingly, the masterplan seeks to integrate with the existing employment allocation along the A458 and with the rest of Bridgnorth located to the north east whilst also providing a soft transition to the open countryside to the south and west of the Garden Village.

The proximity of the site and ability to provide access to/from the A458 will ensure that the employment development is well located to provide easy access for businesses to the strategic road network and surrounding area making it an ideal location to attract new businesses to the local area and serve the needs of existing businesses. Given that the A458 is only single carriageway, and is already well screened by existing vegetation development stand-offs to protect the amenity of future occupiers will be able to be kept to a minimum.

There is some public access within the site via the existing Public Right of Way footpath network, which runs through the eastern part of the Garden Village. These PROW's provide connections with other footpaths in the wider area, offering links with the open countryside beyond and other promoted circular and long distance walks. The existing Public Rights of Way through the site are poorly marked and appear to be rarely used, with most of the actual routes being indistinguishable where they cross agricultural fields. As such there is a significant opportunity to improve these Public Rights of Way and create new recreational routes and enhance access to the wider open countryside through the Garden Village.

Although most of the site is located within Flood Zone 1, small parts of the south western and southern boundaries of the site are located within Flood Zone 2 or 3 with the flood risk being associated with Tiddle Brook, which forms the boundary of the proposed Garden Village. It is believed that existing mapping over-estimates the areas at risk of flooding. However, development is not required in these areas, and these would be used to create new recreational routes as part of a new Country Park.

There are two listed buildings located within/ adjacent to the Garden Village site; The Leasowes and the former farmhouse at The Leasowes both of which are Grade II listed. These two existing dwellings would be retained within the Garden Village masterplan and development off-set away from the buildings in order to protect and respect their setting.

There are some existing utilities passing through the site, in the form of overhead electricity lines however these are lower voltage (11kv or 33kv) lines and could be easily undergrounded to facilitate the proposed development and that this would be diverted to follow the route of the development layout. As such, this would not provide a constraint to the developable area.

## Landscape Framework

A landscape and visual assessment has been prepared to help guide and set a clear framework for the Garden Village masterplan. This includes an assessment of views, visual impact and appropriate features which would help mitigate any visual impact of the proposed development having regard to key views and their sensitivity.

Given the topography of the site, the areas of higher sensitivity are associated with the eastern boundary of the Garden Village site with land rising up in this location to the local ridgeline which roughly runs along the route of Ludlow Road (B4364). In light of this, development would be set back from this boundary to limit any long range views of the highest part of the site. Nevertheless, this ridgeline serves to limit views of the majority of the site from the east/south-east.

There are strong blocks of woodland plantation located along the western and south western boundaries focused around Tiddle Brook which provide a strong edge to the site where it is more sensitive. These woodland areas could be enhanced and where there are gaps, the woodland can be extended along these boundaries to reduce potential views from the west and south. Such works would also help to reduce views of the existing employment allocation once it has been brought forward for development, noting that existing allocation is of a similar landscape/visual sensitivity.



## Masterplan

The masterplan illustrates how the site has been designed to ensure that the key objectives and Garden City principles can be met, based on the vision for the site, identified site constraints and landscape framework. Whilst only part of the site would be brought forward over the Local Plan Review plan period, a masterplan has been prepared for the whole Garden Village site to demonstrate how the site could be brought forward in a comprehensive manner and could meet the town's future development needs.



## Residential

The masterplan illustrates 1,050 dwellings could be delivered on site over the Local Plan Review plan period. The Masterplan allows for development to be provided at varied densities with higher densities being provided around the local centre and primary school, as well as at key junctions around the main route through the site to help create feature buildings and a sense of place. Lower densities would be provided around the new urban edge providing a softer transition to the open countryside beyond.

Delivering a mix of densities will allow for different types of dwellings to be achieved in terms of size and tenure, which in turn will accommodate a variety of households including first time-buyers, older people, family housing and key worker housing. This will provide a hierarchy of dwellings from larger detached properties through to smaller terraced forms allowing for a variety in the proposed streetscape as seen across Bridgnorth.

The layout of the Garden Village ensures that early phases of the residential development would be brought forward where they are best located and easily accessible to existing services and facilities within Bridgnorth allowing early delivery within the Local Plan Review period.










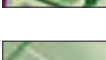
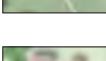
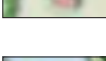
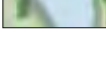
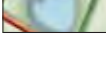
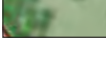





Images – Local residential vernacular

Figure 8 – Illustrative Masterplan



Key

-  Site Boundary
-  Residential Development Parcels  
48 ha  
1700 dwellings @ 35 DPH
-  Employment Development Parcels  
16 ha
-  Local Centre  
1.5 ha
-  Primary School  
2 ha
-  Primary Route
-  Secondary Route
-  Tertiary Route
-  Public Right Of Way
-  New Pedestrian Route
-  Retained Listed Building
-  Attenuation
-  Existing Ponds
-  Proposed Trees
-  Existing Trees
-  Primary Access
-  Secondary Access
-  Potential Children's Play Locations



## Employment

The masterplan highlights an area of around 16ha of land for employment uses located adjacent to the A458, along with a minor extension/rounding off of the existing SAMDev employment allocation to the north east of the Garden Village. The proposed employment area would include space for starter businesses and larger floorspace/plots capable of accommodating the expansion of existing Bridgnorth businesses and to help attract new inward investment. The employment development will be delivered in a gateway location on site to facilitate access and to attract passer-by interest.

The provision of employment development as part of the Garden Village will assist the sustainability of the location by offering employment opportunities within the development itself whilst also providing new employment floorspace close and well related to the existing population of the town to reduce out commuting.

The evolution of masterplan explored the potential to provide this employment land solely adjacent to, and as an extension of, the existing SAMDev employment allocation, however, this was not considered to be the most appropriate response for the following reasons;

- Need to provide access and visibility from the A458 to ensure floorspace is commercially attractive to operators;
- To allow early phases of residential development in locations easily accessible to existing facilities in Bridgnorth;
- Avoiding areas of higher landscape and visual sensitivity where employment uses, with their greater height, would have a greater impact;
- Avoiding the loss or harm of the listed buildings on the site; and
- To allow the local centre and primary school to be centrally located and well related to both the residential and employment development.

## Local Centre and Primary School

A local centre of around 1.5ha is located at the centre of the Garden Village to serve residential and employment development, including the employment development to be brought forward through the existing SAMDev allocation.

The Local centre will provide a mix of uses that will contribute towards making it a focal point within the community, creating active uses throughout the day. The Local centre will include a range of local services and facilities which could include small scale shops, including a small convenience store aimed at meeting day-to-day shopping needs, small scale café/restaurant, a public house, and services including hairdressers etc., as well as community and health uses, which could include a GP surgery, community centre, children's nursery or dentist surgery.

Alongside the Local centre is land to accommodate a new primary school (measuring 2 hectares) and associated school playing fields again in a central area of the Garden Village. The location of this Primary School will ensure that it is well related and easily accessible from the residential development within the Garden Village, as well as from existing residential areas to the north of the A458 and wider rural area.

Providing a local centre and primary school on the site will help to ensure that the Garden Village has a degree of self-containment, reducing residents need to travel to access day-to-day facilities. The Local centre is positioned adjacent to the proposed primary school to maximise the use and accessibility of the Local centre whilst both have been positioned adjacent to the main road and strategic cycle route through the site to ensure access by car, bus and on foot/cycle.

## Country Park and Open Space

The Garden Village includes the creation of a new 19 hectare Country Park forming the western and southern boundaries of the Garden Village and providing access into the residential areas with a green link through the Garden Village to the northern boundary of the site at the Ludlow Road/A458 roundabout and providing access to and from the existing urban edge. The green links will create a range of new walking and recreation routes through grassland and woodlands that would link with existing Public Rights of Way to enhance accessibility to the countryside for both future Garden Village residents and existing Bridgnorth residents.

Alongside this Country Park, the Garden Village will deliver 20 hectares of green infrastructure which will be provided within and around the residential parcels. This will provide a mix of play equipment and areas for children. Sports pitch provision would be provided principally in and around the central areas of the Country Park, located to the south of The Leasowes. Provision for community allotments and/or community orchard could be made within the development. Existing Public Rights of Way which run through the site would be protected and enhanced, making them a more attractive and genuinely usable route to access the open countryside beyond.



Employment Area



Local Centre



## Access and Public Transport

Three principal vehicular access points would be provided into the site, with a main route running from a new access off Ludlow Road to the east, through the site and linking with a new access onto the A458 at the western edge of the Garden Village. An additional access into the employment area will be provided via a new access on the A458. The Masterplan does not envisage any requirement for vehicular link to be provided through the existing SAMDev employment allocation however this could clearly be included in future design iterations if considered appropriate. Having said that, the scheme does make an allowance for pedestrian connectivity through to the employment allocation through the use of the existing Public Right of Way as a minimum.

Whilst the final design and location of these accesses will be confirmed as the masterplan progresses in dialogue with Shropshire Council, these junctions have all been assessed and confirmed to be deliverable and suitable to serve the proposed Garden Village.

The junction and access arrangements have been designed to allow the phased delivery of the Garden Village with a separate access being provided into the employment allocation to allow it to come forward early in the Local Plan Review plan period and for it to come forward independently of the initial phases of the residential development.

The main access route will act as a sustainable transport corridor, and will be designed to accommodate cars, pedestrians and cyclists, as well as a new bus route including the provision of waiting facilities and shelters at new bus stops. This would run through the site from the new access junction with the A458 in the north west corner through to the eastern access at Ludlow Road. It is envisaged that this bus route would either form part of a new route in the town, which could include a new route into Bridgnorth along Ludlow Road, or as part of an extension to an existing bus route.

Taylor Wimpey are exploring the potential to deliver a dedicated park and ride service within the site. This will be discussed and investigated in further detail with the local planning authority, the highways team and potential operators.

Taylor Wimpey are in discussions with Shropshire Council's highways team to explore the delivery of a pedestrian footbridge over the A458 to facilitate pedestrian and cyclist access.

## Access to the Open Countryside

As noted earlier in this section, the proposals include significant areas of public open space and new recreation routes through the creation of a new country park, providing open space and recreational facilities for the Garden Village residents and existing Bridgnorth residents. This will include the retention and enhancements to current Public Rights of Way, which pass through the eastern part of the Garden Village site whilst ensuring that new and existing routes link up with existing routes and Public Rights of Way beyond the Garden Village, to provide enhance access to the open countryside beyond to the north west, east and south.

In terms of existing accessibility to the open countryside, opportunity for existing Bridgnorth residents close to the site is fairly limited. Whilst there are two Public Rights of Way which cross the eastern part of the site, these appear to be poorly used, not helped by the fact that they are poorly signed, and cross through the middle of existing fields making them difficult to navigate. Indeed, the connections into these Public Rights of Way from the residential development to the north of the A458 are limited and not clearly signposted, with users having to pass through dense vegetation which makes identifying and passing through difficult, especially when the vegetation is in leaf.

There are other Public Rights of Way in the vicinity of the site providing access to the open countryside. This includes routes to the north, providing access to Tasley, routes eastwards towards Oldbury and routes further south. These Public Rights of Way generally appear to be poorly used and in a number of cases are impassable as a result of lack of maintenance or deliberate planting.

The masterplan demonstrates how the existing Public Rights of Way within the site would be retained and enhanced with these being incorporated within green corridors and linking with the wider Country Park to provide opportunities for circular routes. The Country Park and Public Rights of Way would link with existing Public Rights of Way, improvements to which could be secured through future planning applications to further enhance accessibility to the open countryside for existing and proposed residents.

The site is located in close proximity to a number of promoted circular walk known as Bridgnorth – Astley Abbots Long Walk and the Bridgnorth Oldbury – Eardington Long Walk as well as long distance routes including Jack Mytton Way and The Sabrina Way bridleways and footpaths. These existing routes are all accessible via existing Public Rights of Way or lanes in close proximity of the Garden Village which will provide further opportunities for new circular routes and further access to the open countryside.









## Land for Future Development

As well as delivering the housing and employment needs during the plan period (up to 2038), 41.5 hectares of land will be safeguarded for future development beyond the plan period. This land would be reserved to meet the future development needs of Bridgnorth beyond 2038 which could compromise residential development or a mix of residential and employment development depending on market demand and conditions.

## Phased Development

As already highlighted, the Garden Village would be brought forward in a phased manner with the phasing expected to be considered and agreed through the preparation of the future SPD. The phasing of the Garden Village will ensure that both employment and residential uses can be delivered in a sustainable manner early in the Local Plan Review plan period. It is envisaged that initial residential phases would be delivered in the north eastern part of the site which have the strongest links with, and are located closest to, the existing urban area.

## Garden Village Principles

The vision and masterplan for the site align with the Garden City ethos; to provide people of all ages with a living and working community; that is positive, healthy and vibrant; and that benefits from access to high-quality green spaces and the countryside. Having regard to the advice within the Garden Communities Prospectus and the TCPA Garden City Standards guides, the key Garden City principles that underpin the concept for Tasley Garden Village would deliver:

- A mixed-use community which will deliver a range of employment types and premises alongside retail, recreational and community facilities including a new primary school that are conveniently located to create a walkable neighbourhood;
- High quality homes that aid in creating variety and character to the area, but also provide a mix of homes, including affordable housing and a mix of sizes and tenures to serve housing needs for all stages of life;
- The creation of a new village centre that will act as the heart of the Garden Village including small-scale retail, commercial and community uses, alongside a new primary school and large areas of public open space which will create a focus for community events and a hub of activity in the development;
- Large areas of green space that is accessible to the new and existing residents in the local area including a new Country Park whilst retaining and enhancing planting and vegetation throughout the site including tree lined, landscaped streets;
- A village which has a distinctive local identity with clearly defined movement routes through the development;
- Integrated and accessible transport systems, where care is taken over the design of the streets to create attractive routes for both pedestrian and cyclists, including provision for a new bus route through the site;
- A landscape design approach adopted within the development blocks to ensure that biodiversity net gain and green spaces are delivered throughout the development and not limited to the planned Country Park and public open spaces; and,
- Strong links to the wider countryside with a harmonious relationship create between the built form and the wider landscape.



## Conclusions

The design concept for Tasley Garden Village highlights the opportunity to create a high quality and sustainable development that incorporates garden city principles and is well related and connected to Bridgnorth. The masterplan highlights how the Garden Village would deliver residential and employment development early in the Local Plan Review plan period whilst providing sufficient land and infrastructure to meet Bridgnorth's future development needs beyond 2038. The masterplan demonstrates that the site would be capable of accommodating up to 1,050 dwellings, 16ha of employment land, a local centre and a primary school up to 2038, and with a further 41.5ha of land to accommodate future residential and employment development.



## Section 5.

# Landscape and Visual

5



## Section 5.

# Landscape and Visual

### A landscape and visual site appraisal has been prepared by Pegasus Group to consider the possible effects of the Garden Village upon landscape features, landscape character and visual amenity.

There are no designations covering the site that recognise a particular landscape or visual importance although there are two listed buildings within the site boundary (The Leasowes and the Former Farm House at the Leasowes). The nearest Scheduled Monuments are 'Panpudding Hill' around 1.1km east and Bridgnorth Castle around 1.2km east. The nearest area of Ancient and Semi-Natural Woodland is located 0.78km south of the site at Harpswood Wood. Thatchers Wood and Westwood Covert Site of Special Scientific Interest (SSSI) is located approximately 1.6km to the south of the site.

A baseline study has been undertaken to record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it and to highlight any particular sensitivities that should be addressed in the masterplan.

At a local landscape character assessment level, the Shropshire Landscape Typology identified two landscape character types within this site – Timbered Plateau Farmlands and Estate Farmlands. Characteristic landscape features include: linear ancient woodland in valleys and dingles, mixed farmland land use, ancient pattern of irregular hedged fields, clustered settlement pattern, large country houses and associated parklands, planned woodland character and medium to large scale landscapes with framed views.

The majority of the proposed Garden Village falls within parcel 02BDG-A in the Shropshire Landscape and Visual Sensitivity Assessment (LVSS) for Bridgnorth which forms part of the Local Plan review evidence base. The assessment concluded that the sensitivity of the landscape to change arising for new housing development is medium and from employment medium-high. However, resulting conclusions from assessments made on site indicate that it may be that land closer to existing roads and the existing town and employment allocation, have a lower sensitivity to change arising from housing or employment as they are less remote and tranquil than areas along the south western area of the parcel.

In visual terms, the LVSS states that views are of medium sensitivity to change arising from new housing and medium-high from employment. The LVSS suggests that PROW users within this parcel are highly susceptible to changes to their surroundings.

The site has been assessed from numerous potential receptors. Potential visual receptor groups have been identified with the aid of the Zone of Theoretical Visibility (ZTV). The ZTV identifies the potential locations from which the development may be visible and models built development and larger blocks of woodland to take account of the screening effect that these would provide, however the screening effect provided by smaller blocks of woodland and hedgerows/hedgerow trees have not been taken into account and therefore the actual extent of the area from which the proposed development is visible is likely to be much smaller.

Residential receptors and receptors using recreational routes such as footpaths and cycle routes are considered to be of a high sensitivity to change. In terms of the road network, users of the minor roads are considered to be of medium or high sensitivity, depending on the level of recreational use of the road where they are located. Given the context of the roads, it is considered that users of these roads would have no greater than a medium sensitivity as most roads provide local villages and businesses connections to main roads.

Overall, visually, a site of this scale is inevitably visible from several locations within the surrounding landscape. However, despite its size, the nature of the landforms in the local area limits views from further afield. The ridge that runs along Ludlow Road restricts views of the majority of the site from the east. The ridgeline to the south west, that runs broadly along the route of the Jack Mytton Way, restricts views beyond it. Existing woodland to the south west also helps to screen views towards the site. To the north, the existing town of Bridgnorth contains the site well. This is envisaged to increase as further residential allocations to the west of the town are built out along with the allocated employment sites south of the A458. Similarly, views of the site from the west are limited due to landform and existing vegetation.

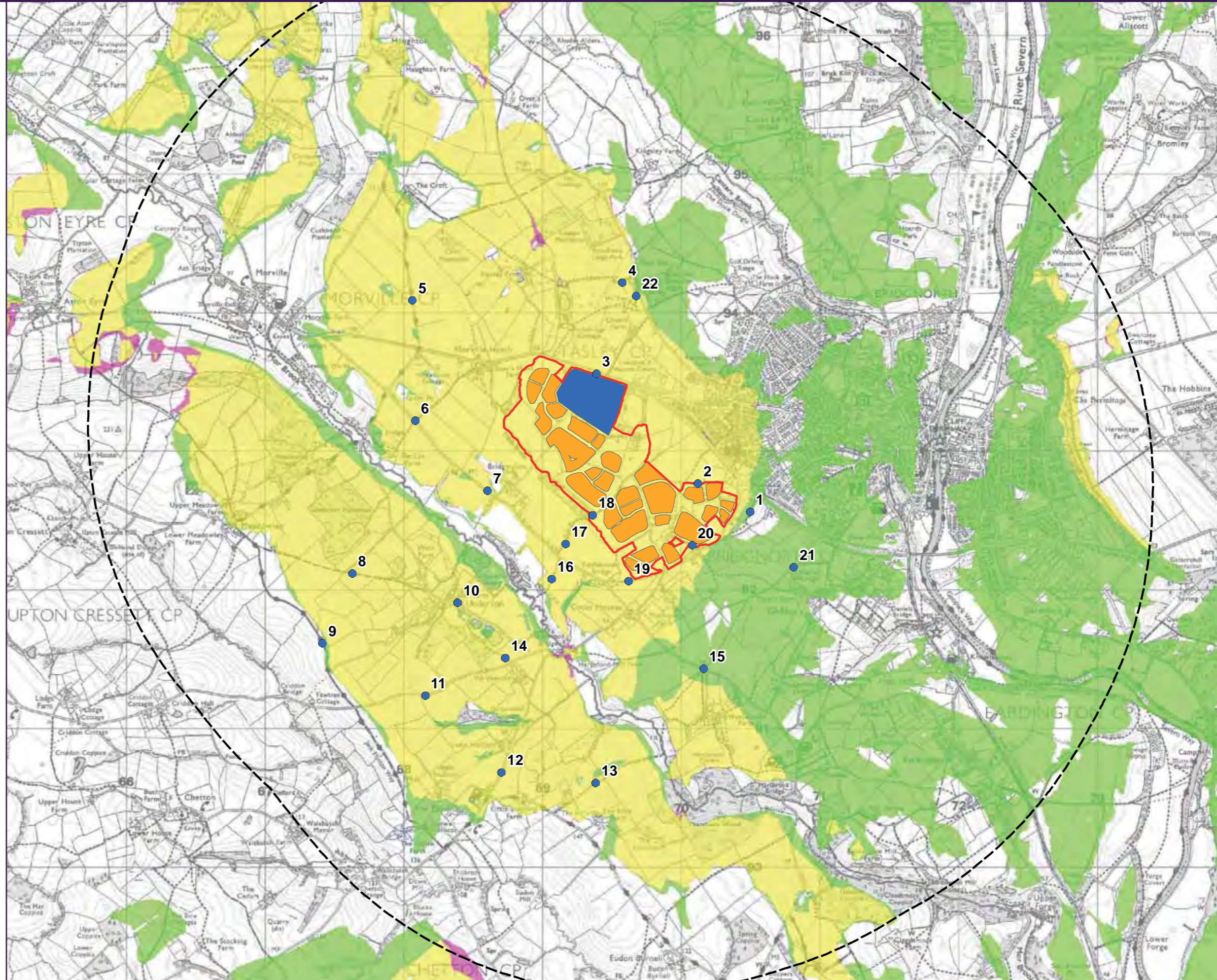
Figure 9 – Screened Zone of Theoretical Visibility Plan

Key

- Site Boundary
- Viewpoint Location
- Proposed Employment Parcels
- Proposed Residential/Other Parcels
- ZTV - Residential Parcels Visible (9m)
- ZTV - Employment Parcels Visible (11m)
- ZTV - Both Residential & Employment Visible

ZTV Production Information -  
 - DTM data used in calculations is OS Terrain 5  
 - Calculations based on a bare earth survey  
 - Viewer height set at 1.7m  
 (in accordance with para 6.11 of GLVIA Third edition)  
 - Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility. It is generated using terrain data only and does not account for any screening that vegetation or the built environment may provide. It is, as such, 'a worst case' ZTV and the actual extents of visibility are likely to be less extensive.



## Landscape Framework Plan

The proposed illustrative landscape masterplan has been developed in line with a detailed analysis of landscape and visual issues so as to integrate sensitively within the existing landscape and visual context. A landscape masterplan has been prepared to show how development can come forward on site whilst respecting and enhancing the surrounding landscape.

The Framework plan has been informed by a desk stop study and site work and draws on the recommendations made in policy and aims to respect the key characteristics of the landscape character within which the site sits, as outlined in the Shropshire Landscape Character Assessment, by respecting the character and features of the landscape and adding to these where appropriate.

The Landscape Framework Plan aims to mitigate any issues that have been identified and enhance the key features of the site. A number of mitigation recommendations have been numbered on the plan with the relevant points set out below:

1. Existing boundary vegetation along the A458 to be retained and strengthened, with proposed development offset from the road to minimise visual effects as well as providing an attractive and inviting entrance to the site. Additional planting within areas of open space will also serve to filter views from the A458, nearby public rights of way and elevated locations within Tasley to the north.
2. Existing boundary vegetation along the A458 to be retained and strengthened to filter views from the A458, nearby public rights of way and elevated locations within Tasley to the north.
3. Boundary vegetation surrounding Footbridge House to be retained and supplemented.
4. Proposed linear areas of native planting in between employment buildings to break up massing of built form and provide attractive outlook for workers
5. New boundary vegetation surrounding proposed employment area to integrate built form and provide separation between proposed residential development.
6. Proposed tree lined access roads to enhance legibility and filter views of the proposed development from surrounding areas.
7. Large plantation woodland adjacent to site provides visual enclosure from views to the north-west, west and south-west.
8. Proposed development offset from Tiddle Brook with areas of additional tree planting incorporated to reinforce visual enclosure, as well as providing an attractive outlook for residents
9. Areas of proposed woodland copse planting incorporated in proximity to housing parcels to mitigate views from surrounding roads, footpaths and properties to the south and south-west of the site.
10. Setting of Tiddle Brook to be protected and enhanced through retention of the existing hedgerow network, introduction of additional tree belts, offsetting development from southern parts of the site and the introduction of a new linear park with areas of scattered tree planting. The combination of these factors would mitigate views from nearby footpaths and roads to the south and south-west as well as retain and enhance the landscape character of the area.
11. Green corridors introduced throughout the proposed development to incorporate existing hedgerows and trees, break up the massing of the proposed built form and incorporate existing and proposed footpaths.
12. Proposed development offset from listed buildings, with existing vegetation retained and enhanced and new tree copses introduced to mitigate views of the proposed development
13. Proposed development offset from existing properties, with surrounding areas set within public open space and existing vegetation retained and strengthened.
14. Existing vegetation along Ludlow Road to be retained and supplemented with additional planting to reduce visibility towards the proposed development from the road, as well as from Oldbury and the network of Public rights of way to the east of the site.

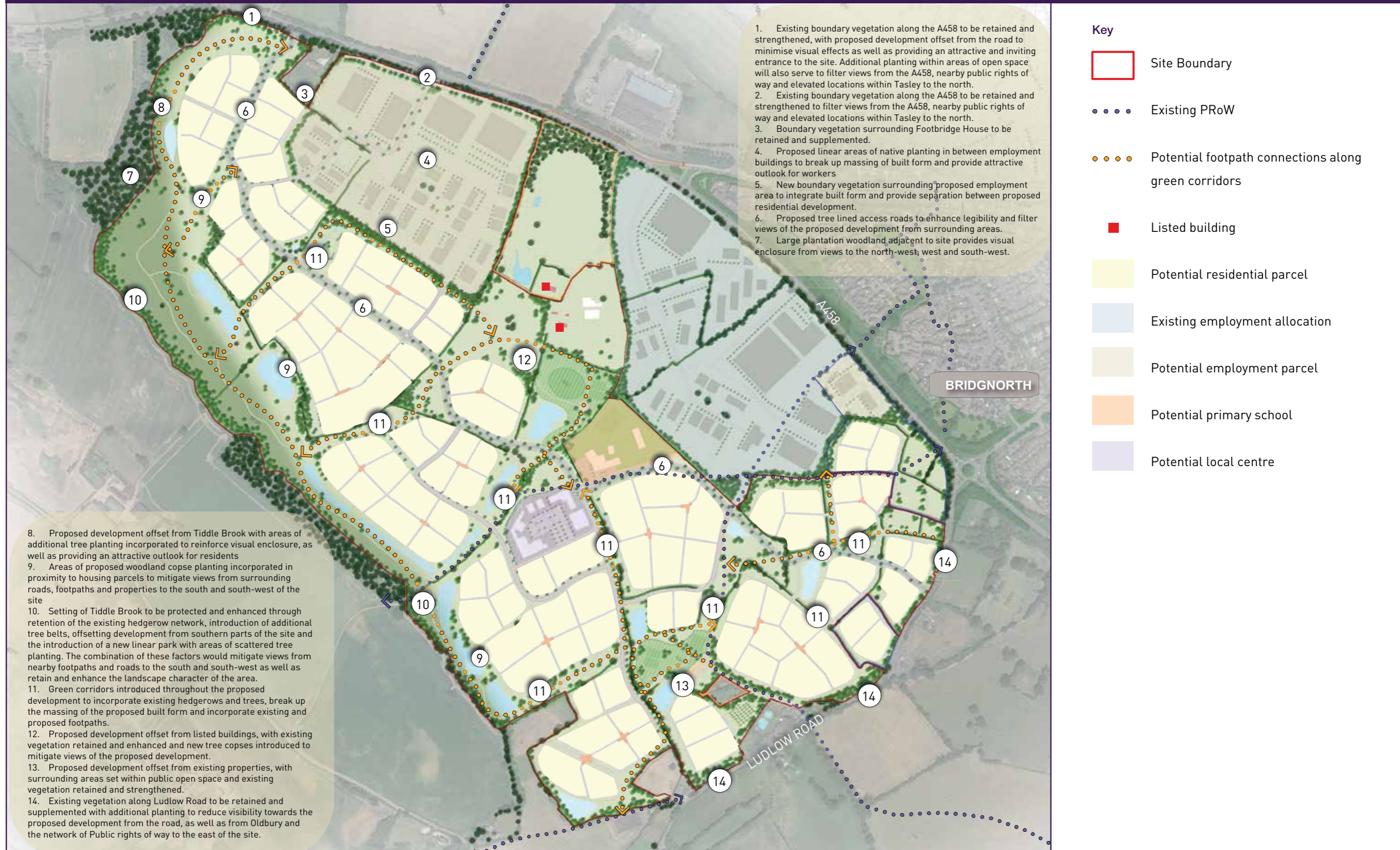
Although it is recognised that a development of this scale will inevitably have an impact on views from the surrounding area and on landscape character; many of these views will be impacted by the existing employment and residential allocations. Nevertheless, with the proposed mitigation planting, the proposed Garden Village could be set within a framework of mature trees and woodland that could greatly reduce any potential impact on the surrounding landscape character and visual receptors.



View taken from PRoW 0132/8/4 close to Underton looking north-east towards the site



Figure 10 – Landscape Framework Plan



## Section 6.

# Sustainable Development Principles and Suitability

6



## Section 6.

# Sustainable Development Principles and Suitability

The proposed Tasley Garden Village represents a highly sustainable solution to meeting Bridgnorth's existing and future housing and employment needs that will generate economic, social and environmental benefits in accordance with the three pillars of sustainable development. The Garden Village would be delivered in line with Garden City principles and create a new mixed-use community including mix of high quality homes across a range of size and tenures, new employment floorspace, local services and facilities and a new Country Park.

### Location and Accessibility

Bridgnorth is the third largest town in the County and is identified in the emerging Local Plan Review as a Principal Centre. The site is well related to the town, and planned extensions to the town, with it being located to the south/south-west of the existing Bridgnorth development boundary, immediately adjacent to the existing SAMDev employment allocation (ELR011a/ELR011b) and south of the SAMDev residential allocation (BRID001/BRID020b) at Tasley.

Bridgnorth benefits from an extensive range of services and facilities owing to its role as a Principal Centre serving both the residents of Bridgnorth and the wider rural area. Bridgnorth is dissected by the River Severn splitting the town into two distinct areas; High Town, to the west of the River Severn and Low Town to the east. High Town, located closest to the Garden Village, offers a range of local services and facilities including health facilities, sports and leisure clubs, shops, schools, supermarkets and parks. A number of these services and facilities are located within Bridgnorth Town Centre which is located approximately 1.9km (walking distance from the centre of the site) to the north east. There are a number of leisure and recreation facilities located within and around the town centre including; Bridgnorth Leisure Club, cinema, food and drink uses along with sporting facilities including parks, rugby club, rowing club etc.

In addition to the accessibility to existing facilities, the site is also located in close proximity to the planned facilities and services which are to be delivered as part of the existing SAMDev residential allocation to the north of the A458 thereby further increasing the sites accessibility to local services.

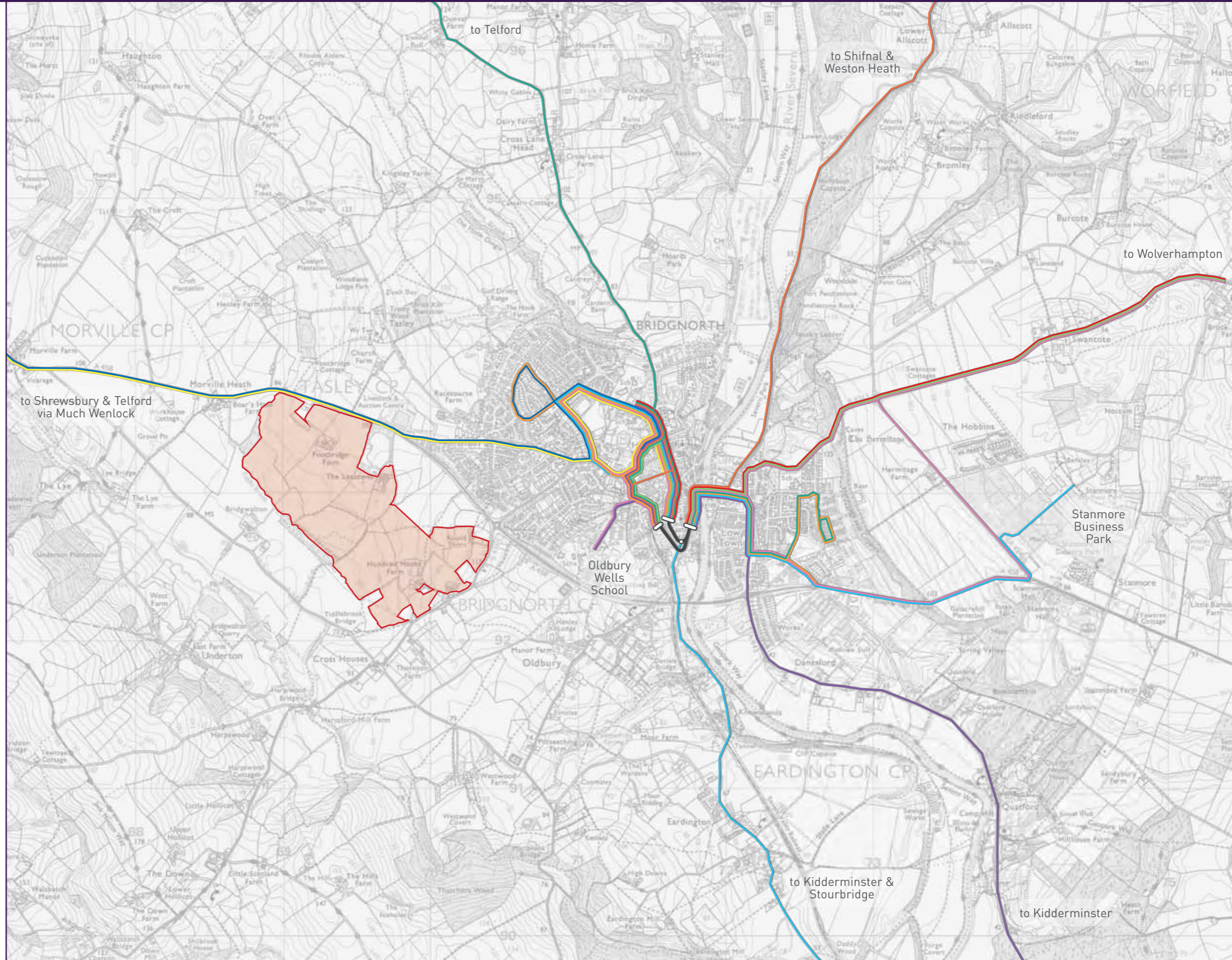
The A458 forms the northern boundary of the site and is one of the key access routes into Bridgnorth, connecting the settlement with surrounding towns including Welshpool, Shrewsbury, Much Wenlock and Stourbridge. The closest motorway is the M54 located approximately 13 miles to the north providing easy access to the wider motorway network.

The closest existing bus stop to the site is located approximately 1.2km to the north east on Wenlock Road. This bus stop is served by bus route 436, which provides hourly services between Bridgnorth and Shrewsbury, as well as bus route 18 which provides 3 services a day to Telford, Much Wenlock and Ironbridge. However, the delivery of a Garden Village in this location would allow provide a significant opportunity to create a new bus route, or extend an existing bus route, to pass through and serve the Garden Village, as well as the planned employment allocation, which could potentially include routing a service along Ludlow Road towards Bridgnorth. The vision and masterplan illustrates a principal route being delivered through the site from the eastern access off Ludlow Road through to the western most access at the A458.

Figure 11 – Existing Bus Route Plan

Key

- Bus Service 8
- Bus Service 9
- Bus Service 18
- Bus Service 101
- Bus Service 113 / 115
- Bus Service 114
- Bus Service 116
- Bus Service 125
- Bus Service 297
- Bus Service 436





Bridgnorth is not served by any rail services with Bridgnorth station having closed to passengers in 1963. The lack of rail services with Shropshire is not uncommon with a number of branch lines across the County being decommissioned through the 'Beeching Cuts' throughout the 1960's.

Figure 12 illustrates the extensive range of key facilities and services located within the vicinity of the site. The plan also highlights a general walking catchment around the site equating roughly to a 25-minute walk.

The site is located in close proximity to both primary and secondary schools. Castlefields Primary School is located 1.6 km (walking distance) to the east of the site and Oldbury Wells High School is located approximately 2.8 km (walking distance) to the east of the site. Within Bridgnorth, there are also another 3 primary schools and another high school

located within the settlement, with all but St Mary's Bluecoat Primary School being located within High Town, and therefore easily accessible from the application site. As already highlighted, the Garden Village also includes provision for a Primary School ensuring that there is adequate primary school provision to serve both existing and future residents.

The site is also well located in terms access to health provision. Bridgnorth Community Hospital is located 2.2 km (walking distance) to the north east of the site and the nearest doctors surgery is located 2.2 km (walking distance) to the north east. Again, provision is made within the Garden Village for additional local health facilities within the planned Local centre.

A comprehensive walking and cycling network is proposed internally within the site, which will improve and enhance existing Public Rights of Way. This will improve the permeability of the site and improve existing and future residents access to the open countryside. The masterplan for the Garden Village has been designed with the movement of pedestrians and cyclists as a priority, ahead of vehicles, and includes a number of shared spaces and quiet streets to constrain vehicular speeds and to provide a safe environment for pedestrians and cyclists.

The Garden Village provides an opportunity to create an extension to Bridgnorth that provides a mix of uses and facilities to serve the needs of the existing and future communities, reducing the reliance and level of vehicle trips whilst being in walking distance to the existing services and facilities

in Bridgnorth. The delivery of a Garden Village on this site would also improve existing and future residents access to services and facilities in this area.















The proposed Garden Village at Tasley therefore represents a highly sustainable solution meeting the existing and future development needs that will generate economic, social and environmental benefits in accordance with the three dimensions of sustainable development as set out in paragraph 8 of the NPPF.

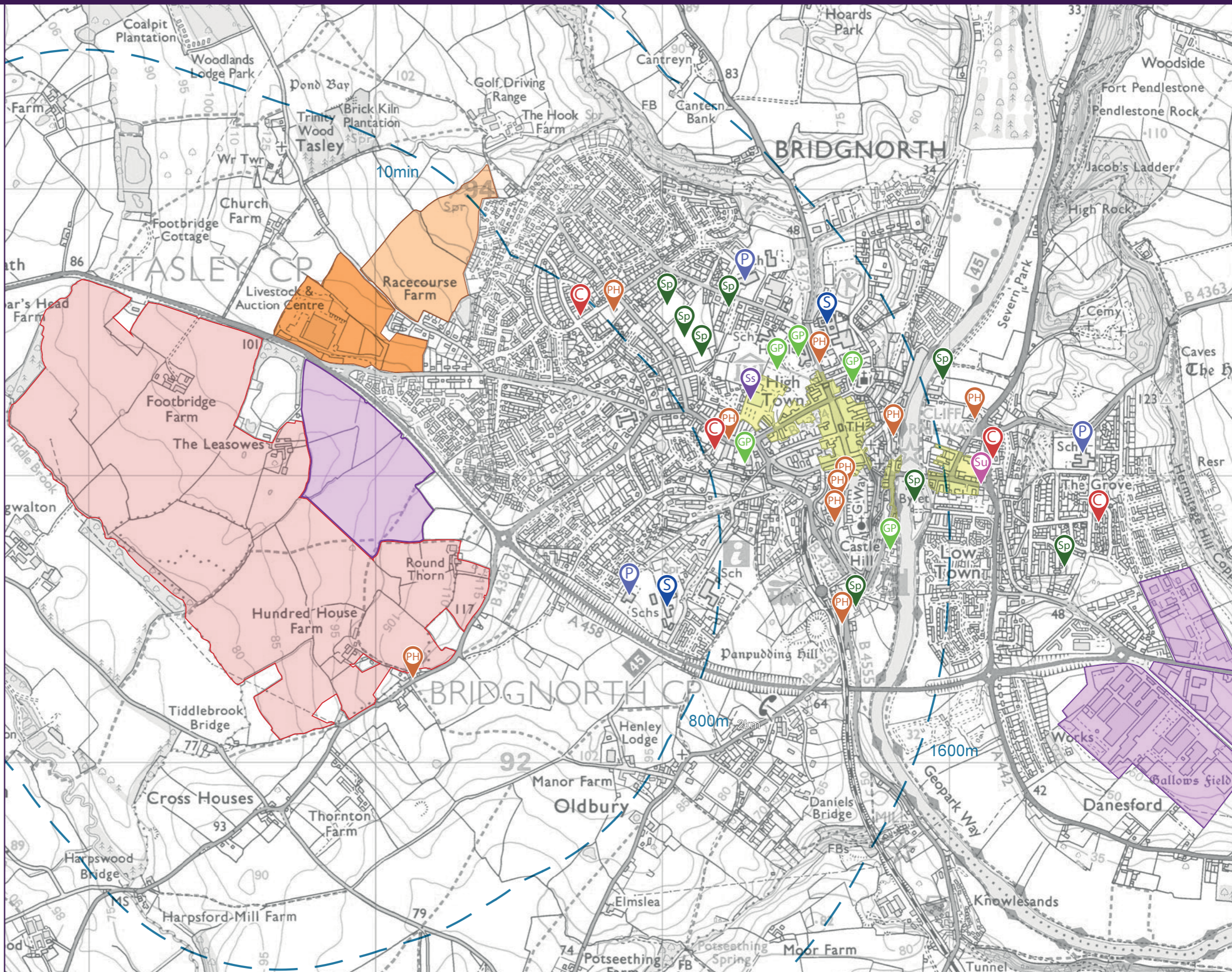
Type of Facility	Land Use	Name	Distance	Guidance Criteria	Meets with Guidance
<b>Retail/Services</b>	Superstore	Sainsbury's	2,050m	1,950m	No
	Post Office	Sydney Cottage Post Office	2,250m	1,950m	No
	Convenience Store	Budgens	1,750m	1,950m	Yes
<b>Education</b>	Primary Schools	Castlefields Primary School	1,550m	3,200m	Yes
		St Leonard's Primary School	2,050m	3,200m	Yes
		St John's Primary School	2,250m	4,800m	Yes
	Secondary Schools	Bridgnorth Endowed School	2,350m	4,800m	Yes
		Oldbury Wells School	2,700m	2,400m	No
<b>Health</b>	Hospital	Bridgnorth Community Hospital	2,250m	2,400m	Yes
	GP	Brown Clee Medical Practice	1,850m	2,400m	Yes
	Dentist	Smile Design	1,850m	2,400m	Yes
	Pharmacy	Northgate Murrays Pharmacy	2,250m	2,400m	Yes
<b>Employment</b>	Business Park	Stourbridge Road Industrial Estate and Bridgnorth Aluminium Campus	3,150m	2,400m	No
	General Employment	Employment Allocation (ELR01 1a/ELR01 1b)	1,250m	2,400m	Yes
		Livestock Market	1,750m	2,400m	Yes
		Bridgnorth Town Centre	2,250m	2,400m	Yes
<b>Leisure</b>	Sport Facility	Bridgnorth Cricket and Hockey Club	1,750m	1,600m	No
	Cinema	Majestic Cinema	1,850m	1,600m	No
	Leisure Centre	Halo Bridgnorth Endowed Leisure Centre	2,350m	1,600m	No
	Pub	Ye Olde Punch Bowl Inn	1,050m	1,600m	Yes
	Pub	Crown Meadow	1,550m	1,600m	Yes

Guidance Criteria taken from the WYG report entitled 'Accessibility - How Far do people walk and cycle'  
Measured from the centre of the site

Figure 12 – Facilities and Services Plan



- Key**
-  Site Location
  -  Town Centre
  -  SAMDev Employment Area
  -  SAMDev Residential Allocation
  -  SAMDev Mixed Use Allocation
  -  Primary School
  -  Secondary School
  -  Public House
  -  Medical Centre / Dentist
  -  Convenience Store
  -  Supermarket (500 - 2500sqm)
  -  Superstore (2500sqm+)
  -  Leisure / Sports
  -  800m & 1600m Radii From The Site Equivalent to Approx. 10 & 20 Minute Walk



- Where future benefits are calculated, they have been discounted to produce a present value. This is the discounted value of a stream of either future costs or benefits. A standard discount rate is used to convert all costs and benefits to present values. Using the Treasury's Green Book, the recommended discount rate is 3.5%.
- Calculated using the Government's New Homes Bonus Calculator (2020-2021).

## Economic Benefits

### Economic Investment

The development of the Garden Village will contribute to building a strong, responsive and competitive economy and will secure a number of economic benefits in terms of job creation, tax revenues to the Council and increased expenditure in the local economy.

Whilst the planned employment and commercial uses will generate clear economic benefits, housing delivery can also play a key economic role in the flexibility of the local labour market which is an important component in local economic competitiveness and maintaining a dynamic economy. This is because a shortage of housing or lack of affordable housing can act as a barrier to people accessing employment opportunities or result in long distance commuting and associated sustainability impacts.

The following considers the potential economic benefits associated with the delivery of Tasley Garden Village up to the end of the Local Plan Review plan period (2038) only. The economic benefits associated with future phases, to be delivered beyond the plan period are not calculated as the mix of uses would be determined based upon future development needs.

### Construction Impacts

The Proposed Development could support around **100 construction jobs** on-site and in the wider economy over the 16-year build programme.

The Proposed Development could generate an additional £82.4 million per annum, or **£193 million of gross value added (GVA)** to the regional economy during the 16-year construction period (present value)<sup>1</sup>.

## Operational Impacts

### Housing

- Up to 1,250 economically active and employed residents are estimated to live in the new dwellings once the site is fully built and occupied;
- Household expenditure generated in the region of **£26.5 million** per annum to support existing and new local services and facilities;
- Generation of around **£1.9 million** per annum in additional Council Tax revenue to support local services;
- Potential to generate up to **£4.1 million** in New Homes Bonus revenue for Shropshire Council<sup>2</sup>.

### Commercial/ Employment

- Potential to support an estimated **1,700 gross full-time equivalent (FTE) jobs** on-site allowing for the delivery of the employment floorspace, local centre and primary school.
- The overall GVA contribution is estimated to be around **£72.0 million** per annum once the employment floorspace is built, along with the primary school and local centre. Over a ten-year period, the GVA contribution is estimated at over **£0.6 billion** (present value).
- Potential generation of around **£1.1 million per annum** in additional business rates, of which a minimum of **£0.55 million** would be retained locally.

## Community Benefits

The development of the site to provide a Garden Village will perform a social role by generating the following community benefits:

- Provide approximately 1,050 new dwellings to meet the development needs of Bridgnorth and the wider County up to 2038, with potential to deliver a further 700 dwellings beyond that period;
- Provide a range of open market and affordable housing comprising various types to meet the needs of the local community;
- Provide 16 hectares of employment space to meet employment needs within the town, helping to support the growth of existing businesses and attract new businesses;
- Provision of an 2 hectare site for a new primary school;
- Creation of a new Country Park and over 28 Ha of public open space and outdoor sports provision for future residents and the wider community helping to create new recreation routes and enhance accessibility to the wider open countryside; and
- The provision of additional retail, service and community uses which can be used by both existing and future residents and will reduce the need to travel.

### Taylor Wimpey in the Community

Taylor Wimpey is committed to making a difference in the local community and working with local educational establishments and job seeking agencies to facilitate local apprenticeships and training initiatives, and to ensure that employment generated from the development is sourced from and directly benefits the local area.

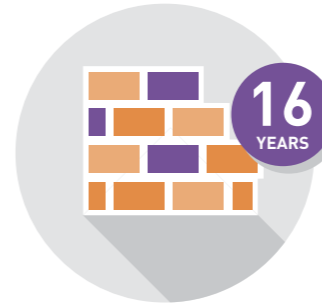




Figure 13 – Economic Benefits – Garden Village up to 2038



**100 Jobs**  
Direct construction roles and indirect/induced jobs supported per annum during the build phase.



**£230 million**  
Estimated construction investment over 16-year build programme<sup>1</sup>

<sup>1</sup>The construction cost has been estimated using the BCIS Online tool and is exclusive of external works, contingencies, supporting infrastructure, fees, VAT, finance charges etc.



**£26.5 million**  
Annual household expenditure.



**1,250**  
Economically active and employed residents estimated to live in the new housing.



**£4.1 million<sup>4</sup>**  
Potential New Homes Bonus Revenue to Shropshire Council.

<sup>4</sup>Calculated using the Government's New Homes Bonus Calculator (2020-2021).

**£193 million GVA<sup>2</sup>**  
Economic output from temporary jobs supported by activities at the site over the build phase (present value)<sup>3</sup>.



**£1.9 million**  
Estimated annual increase in Council Tax revenue.



**£1.1 million**  
Estimated business rates payable per annum.



**1,700**  
Gross Full Time Equivalent (FTE) jobs supported on-site.



**£72 million**  
Annual economic output contribution from jobs supported by activities at the site.

<sup>2</sup> GVA or gross value added, is the measure of the value of goods and services produced in an area, sector or industry.

<sup>3</sup> GVA figures over a longer time frame are discounted to provide net present value estimates.

## Environmental Considerations

The following summarises the key environmental considerations in respect of the proposed development of this site and provides a summary of various technical assessments which have been undertaken to inform the proposed development of the site.



### Highways and Accessibility

Initial work has been carried out regarding the delivery of access of pedestrian/cycle and vehicular access into the site.

Vehicular access to the site would be via new access points along the A458 and the B4364 Ludlow Road south of the existing access into Roundthorn Farm as is illustrated in the masterplan. This demonstrates that a 6.5 metre wide carriageway with 2-metre wide footways either side could be provided into the residential element and that a 7.3 metre wide road with 2-metre wide footways on both sides to the employment element of the Garden Village site.

The site frontages are extensive and there is flexibility with regards to the various access locations.

The draft access plans also include formal right turning lanes to ensure that the access arrangements are as safe as possible and can also accommodate the traffic likely to be generated by the potential Garden Village. This access plans confirm that access points off the A458 and off Ludlow Road would be sufficient to accommodate the Garden Village on this site and that appropriate junction geometry and visibility splays could be provided at each one.

In terms of off-site impact, the proposals are likely to generate in the region of 650 to 700 vehicular trips in the two busiest hours of the day, which are likely to be between 0800 and 0900 hours and 1700 to 1800 hours. Given the location in relation to Bridgnorth, the traffic generated by the potential residential development is likely to disperse over a number of different routes on the highway network. The extent of adopted highway around the key junctions in this area of the town is sufficient to allow the potential to accommodate off site highway works, if these are necessary/justified, to ensure that the impact of the potential residential development is not 'severe', as set out in the National Planning Policy Framework.

There is scope for a range of improvements to sustainable transport connectivity. These are likely to be in the form of potential new bus stops close to the site and the potential to provide new footway connections between the site and the existing pedestrian infrastructure within Bridgnorth, for example along Ludlow Road and Wenlock Road and crossing facilities in a number of locations across the A458.

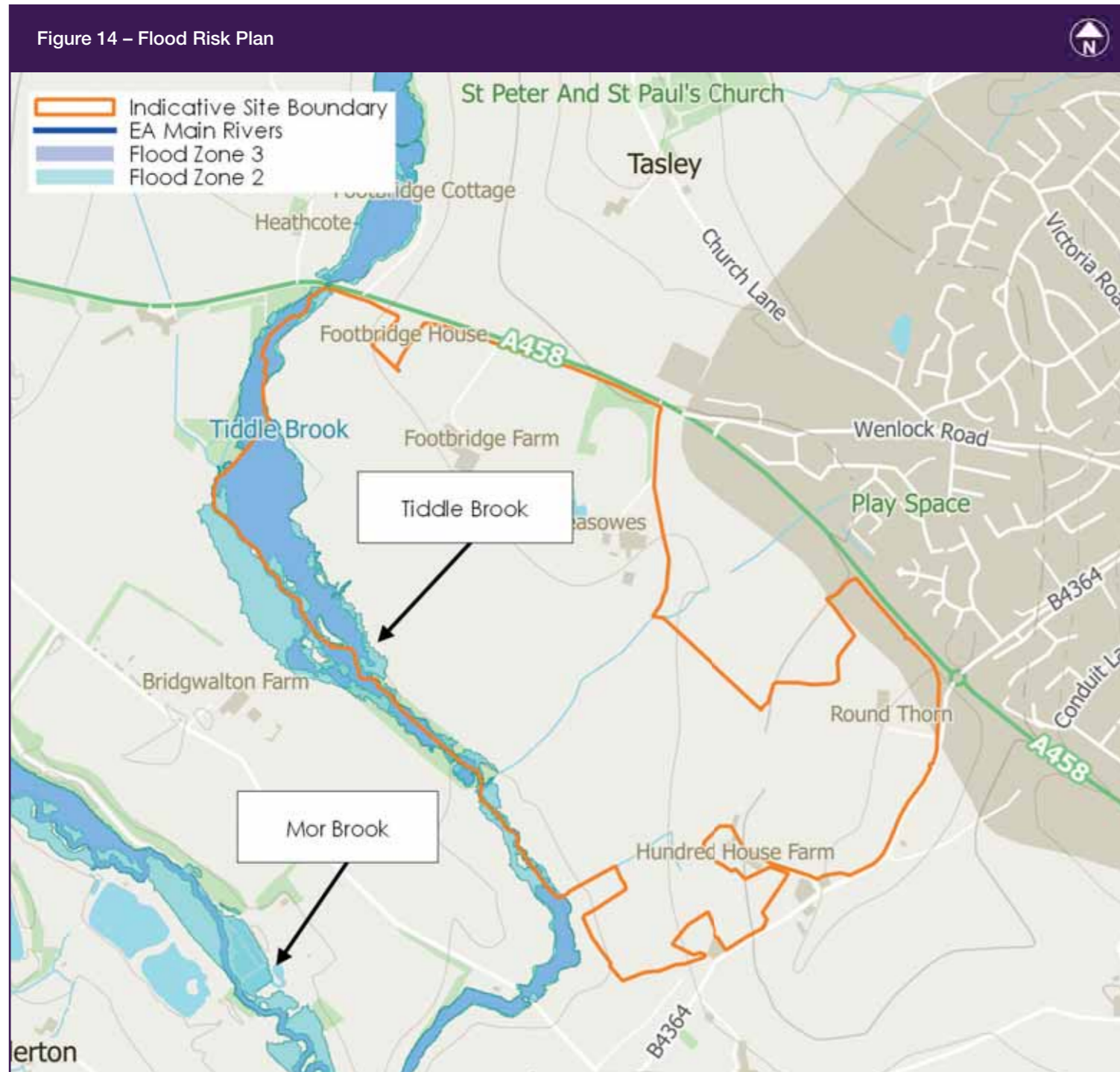
There are currently no footways along Ludlow Road between the site and the roundabout junction with the A458 Bridgnorth Bypass. There is some footway provision at the roundabout and then a footway exists on the eastern side of Ludlow Road to the north of the roundabout which then travels towards the town centre and provides a direct uninterrupted pedestrian link to the various amenities and areas within the town.

The verge along the site frontage and between the site and the A458 Bridgnorth Bypass is adopted highway and is more than wide enough to accommodate a formal 2-metre-wide footway and potentially a 3 metre wide footway/cycleway to connect the site to the existing built up edge of Bridgnorth. At the roundabout junction with the A458 the new footways can then either cross the western and then northern arms of the junction to connect to the existing footway on the eastern side of Ludlow Road, or it can cross the southern and eastern arms.

The existing splitter islands at the roundabout are large enough to accommodate formal pedestrian facilities with tactile paving, dropped crossings and guardrailing, if necessary, and again the available highway verge is substantial enough to accommodate a formal 2-metre-wide footway and potentially even a 3 metre wide footway/cycleway. This therefore allows a direct, safe and continuous pedestrian, and potentially cycle, link between the site and the rest of Bridgnorth.

In addition, the westernmost access into the site off the A458 will also incorporate pedestrian infrastructure improvements to allow a safe and direct connection to the existing network of footways on Wenlock Road. A new footway would be created along the site frontage on the A458, an informal crossing facility with a central pedestrian refuge that will allow safe and direct crossing of the A458 onto a new footway along Wenlock Road which will run along the northern side up to the start of the footway, a point around 150 metres from the A458 junction. All of the works can be accommodated within the adopted highway.

Taylor Wimpey are in discussions with Shropshire Council regarding the provision of a footbridge over the A458 to provide pedestrians and cyclist an access route over the A458. This is anticipated to be delivered to the eastern side of the site and will facilitate access to Bridgnorth town centre.



**Flood Risk and Drainage**

According to the Environment Agency Flood Map for Planning, the application site is located almost entirely within Flood Zone 1 (Low Probability), which is land defined as having less than a 1 in 1000 annual probability of river or sea flooding. The western site boundary is shown to lie in Flood Zones 2 (Medium Probability) and 3 (High Probability).

The nearest Environment Agency Main River is the River Severn, which is located approximately 1.4km east of the site. Tiddle Brook, an ordinary watercourse, is located within the site. Tiddle Brook is shown to run through the centre of the site and along the western site boundary. There are Flood Zones associated with Tiddle Brook along the western site boundary, however not all of the Tiddle Brook is represented by the EA's Flood Map for Planning. Whilst the EA Flood Risk Map shows relatively larger areas being within Flood Zone 2 or 3 along the western boundary of the Garden Village, based on site visits these flood zones do not appear to be accurately represented, potentially as a result of the bend in the watercourse. In addition, the landowner confirmed that he was unaware of any occasions where Tiddle Brook had exceeded its banks. As such, it is estimated that the EA Flood Zones and the flood risk may be overestimated and that Tiddle Brook is not thought to pose a significant flood risk to development with the site being elevated above the watercourse with steep banks. Nevertheless, the masterplan demonstrates how the site could be developed to avoid this areas of potential flood risk through the creation of a new Country Park along the Tiddle Brook boundary.

The proposed development has also been assessed against a further range of potential flood risk sources including surface water, canals, groundwater, reservoirs and sewers. None of these flood sources have been found to represent a potential barrier to development.

The existing site is almost entirely greenfield in nature, with three small clusters of residential and agricultural buildings located within the site to the north and south east. The topography of the site general falls away towards Tiddle Brook along the western site boundary.

An appropriate Surface Water Management Strategy, which complies with the latest local and national advice, would be implemented on the site to attenuate the increase in surface water runoff caused by development. As a first option, infiltration should be considered for the disposal of surface water, however due to the superficial deposits and Mudstone, Siltstone and Sandstone bedrock geology, infiltration is not expected to be viable for the entirety of the site. In the event that infiltration is not viable, the rate at which the runoff is discharged into the ordinary watercourse on site will be restricted to the equivalent greenfield runoff rate, preventing an increase in flows leaving the site and thus ensuring that the development does not have a detrimental impact upon flood risk elsewhere.

Through the application of Sustainable Urban Drainage Systems (SuDS), the additional surface water will be stored within the site and subjected to multiple stages of treatment to guarantee that the water quality in the wider drainage network is protected. Wherever possible SuDS features will be above ground to enhance the aesthetic amenity of the development and provide valuable habitats for the local wildlife. The attenuation provided will be appropriately sized to include an allowance for climate change. Example SuDS features that will be incorporated into the development wherever possible include attenuation basins, permeable paving and swales.

### Landscape and Visual Impact

As confirmed within the landscape and visual analysis section of this document (Section 6), the site is not subject to any formal landscape designations and also lies outside the Green Belt.

Overall, visually, a site of this scale is inevitably visible from several locations within the surrounding landscape. However, despite its size, the nature of the landforms in the local area limits views from further afield. The ridge that runs along Ludlow Road restricts views of the majority of the site from the east whilst the ridgeline to the south west, that runs broadly along the route of the Jack Mytton Way, restricts views beyond it. Existing woodland to the south west also helps to screen views towards the site. To the north, the existing town of Bridgnorth contains the site well. The level of containment is envisaged to increase as further residential allocations to the west of the town are built out along with the allocated employment site south of the A458. Similarly, views of the site from the west are limited due to landform and existing vegetation.

Although it is recognised that a development of this scale will inevitably have an impact on views from the surrounding area and on landscape character; many of these views will already be impacted by the existing SAMDev employment and residential allocations. Nevertheless, with the proposed mitigation planting, the proposed Garden Village could be set within a framework of mature trees and woodland that could greatly reduce any potential impact on the surrounding landscape character and visual receptors.

### Ecology

The Environment Partnership (TEP) has prepared a Preliminary Ecological Assessment report in support of the allocation of a Garden Village at Tasley. The report confirms that there are no overriding ecological constraints which would prevent development coming forward on the site, subject to further detailed surveys as part of the application stage.

The site is dominated by agricultural habitats, predominately improved grassland fields used for sheep grazing, arable fields and small fields of poor semi-improved neutral grassland. Linear broadleaved semi-natural woodland, mixed plantation woodland, dense scrub, scattered mature trees and tall ruderal vegetation are also present. The field boundaries comprise fence lines, species-poor hedgerows, defunct hedgerows and species-poor hedgerows with mature trees. Wet ditches are associated with a number of the hedgerows. Tiddle Brook runs through the site and adjacent to the southern and western site boundaries. Six ponds are present within the site. Three complexes of farm buildings are present within the site, with associated hardstanding and garden planting.

The site has been divided into areas of high, medium and low ecological constraint. Areas of high constraint are the semi-natural broadleaved woodland, ponds, Tiddle Brook and hedgerows with mature trees. Areas of medium constraint are the mixed plantation woodland, scattered mature trees, species-poor hedgerows, defunct hedgerows, wet ditches and dense scrub. Areas of low constraint are the improved grassland fields, arable fields, poor semi-improved neutral grassland fields, tall ruderal vegetation and garden planting.

The majority of the habitats within the site to be developed will be of low ecological constraint, including the improved grassland, arable, and poor semi-improved grassland fields. However, given the extensive area of these habitats likely to be lost, a significant area of land will be set aside for ecological enhancements to ensure the development achieves a net gain in biodiversity, as required under the National Planning Policy Framework (NPPF).

Ecological constraints and opportunities have been identified, however more detailed habitat and protected species surveys will be carried out to inform a future planning application. Provided additional surveys, precautionary working measures, and habitat mitigation and enhancement measures are implemented, the proposed development will be compliant with wildlife legislation and with the requirements of national and local policy in respect of biodiversity.



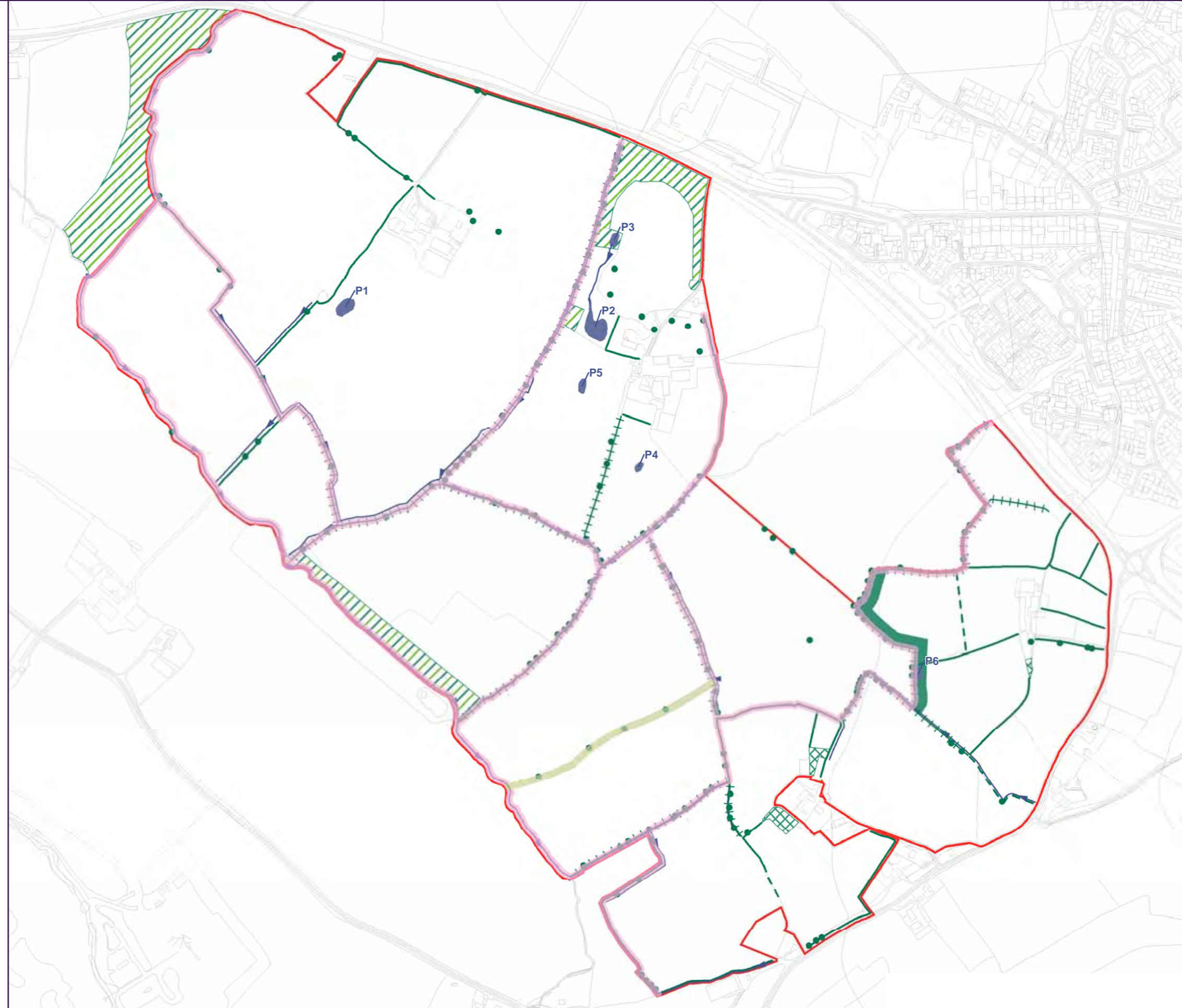
Garden Village with Landscaped Edge

Figure 15 – Ecology Map



**Key**

- Site boundary
- Ecological Constraints**
- Scattered broad-leaved tree
- Running water
- Species-poor intact hedge
- Species-poor defunct hedge
- Species-poor hedge and trees
- Semi-natural broad-leaved woodland
- Plantation mixed woodland
- Dense/continuous scrub
- Standing water
- Ecological Opportunity**
- Feature providing important connectivity
- Potential GI feature which could be re-instated



### Archaeology and Heritage

There are no Conservation Areas within or adjacent to the site which will impact upon the proposed development of the Garden Village. There are two listed buildings within/adjacent to the site boundary (Grade II the Leasowes and Grade II the Former Farm House at The Leasowes) which will be retained as part of any future development. The masterplan has been carefully planned and designed to protect the setting of these designated heritage assets. Development will be set back and well away from the curtilage of these listed buildings. This land will be used for open space and recreation.

A Heritage Desk Based Assessment (HDBA) has been prepared in support of the site which confirms that the proposed development would result in less than substantial harm, at the lower end of the spectrum for both the Grade II former farmhouse and the Grade II Leasowes. This should also be weighed alongside the public benefits of the development proposals, as per paragraph 196 of the NPPF.

The HDBA found that the potential for significant archaeological remains of prehistoric date, Iron Age to Romano-British date and of medieval date is considered to be low. A full archaeological assessment will be undertaken at the planning application stage to identify any mitigation measures required; however at this stage, there are no identified archaeological constraints that would prevent the development of this site.

### Ground Conditions

A desktop assessment suggests that the site has not been subject to intensive development, reflective of its historic and current use as agricultural pasture land with development having been limited to around existing farmsteads.

### Agricultural Land Classification

The West Midland Region Agricultural Land Classification Map indicates that the site falls within Grade 3 Agricultural Land, which is defined as good to moderate. The majority of land surrounding the settlement falls within this category or Grade . There is some land to the east and north of the settlement which is Grade 2 agricultural land and considered to be very good. There is no detailed agricultural land classification assessment of the site to determine whether the land is predominantly Grade 3a or 3b.

### Utilities

An initial assessment of existing utilities confirms that there are overhead powerlines which pass through the site however these are of a low voltage and can be diverted underground to distribute supplies throughout the proposed development site. A detailed assessment of local utilities is to be completed however, existing gas, water, sewer and telecommunications infrastructure already exists in the local area and, in any case, the proposals are of a sufficient scale to provide significant upgrades or contributions to local services to ensure sufficient capacity within the existing network, and therefore this does not form a constraint to development at this stage.



Existing low voltage powerlines



## Sustainability Conclusions

The proposed Garden Village at Tasley presents a highly sustainable solution, to meet the existing and future development needs of the town and will generate economic, social and environmental benefits in accordance with the three dimensions of sustainable development. The Garden Village would deliver new housing, employment and community facilities in a location that is well related and connected to the existing urban area, whilst avoiding the need to release land in the Green Belt for development.

There are no site constraints which would prevent development coming forward on the site, and the ability to provide new employment and residential development in close proximity of the existing town and with limited infrastructure requirements will help deliver development in the early years of the Local Plan Review.



## Section 7.

# Developability



7



## Section 7.

# Developability

Tasley Garden Village will make a vital contribution to the development needs of Shropshire and Bridgnorth through with the delivery of up to 1,050 dwellings, around 16 hectares of employment land along with a local centre and primary school over the Local Plan Review plan period (up to 2038). The site will also provide sufficient land to meet the development needs of the town beyond the plan period, with a further 41.5 ha available to accommodate future development, the split of which would be determined through future Local Plans. It is therefore important that the site is deliverable in accordance with the requirements of the NPPF.

## Developability Criteria

The NPPF clearly specifies at paragraph 67 that planning policies should identify a supply of specific, deliverable sites for years one to five of the plan period and specific development sites or broad locations for growth, for years 6-10 and where possible, for years 11-15 of the plan; with the supporting glossary at Annex 2 defining developable as:

*'To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged'.*

To be considered deliverable, sites should, at the point of adoption of the relevant local development document:

- **Be available:** there is confidence that there are no legal or ownership problems.
- **Be suitable:** offer a suitable location for development and would contribute to the development of sustainable and mixed communities.
- **Be achievable:** there is a reasonable prospect that housing will be developed on the site at a particular point in time.

This is essentially a judgement about the economic viability of a site and the capability of a developer to provide development within a defined period, taking into account marketing, cost and deliverability factors.



## Suitable

This document has considered at length the suitability of the site to accommodate a new Garden Village and clearly demonstrates why the site would be suitable location for growth to meet the development needs of the town over the plan period and beyond. Nevertheless, the site is suitable to accommodate a new Garden Village in line with paragraph 72 of the NPPF for the following reasons:

- It is located in a sustainable location for future development and will contribute towards meeting the housing and employment needs of the County and Bridgnorth. The site is within approximately 20 minutes walking distance to the town centre, where there is a range of different services and facilities, and within close proximity to existing schools and healthcare facilities;
- Given the close proximity to the town centre, the Garden Village will help support existing local facilities and services, as well as providing additional services and facilities (including a primary school and local centre);
- The proposed residential, employment, community and recreation uses will all be located within walking distance of each other and interlinked and thus will create a walkable neighbourhood;
- The site will help to negate the need for any loss of Green Belt land to meet the future housing and employment needs;

- The site will address the current imbalance between housing and employment by making additional employment land available for local businesses to grow and encourage inward investment. In addition, the sites location adjacent to the existing SAMDev employment allocation creates an opportunity to create a concentration of employment land to attract investment;
- It can accommodate satisfactory vehicular access and would help to improve connectivity and access to the wider open countryside, whilst protecting and enhancing existing Public Rights of Way; and,
- The site is not subject to any ecological or environmental constraints preventing development on the site.

## Available

The Tasley Garden Village is promoted by Taylor Wimpey. As such, the suggested allocation and delivery of the Garden Village at Tasley is promoted by an experienced developer with willing landowners.

As such, there are no legal covenants or ownership impediments which would prevent the land from coming forward for development within and beyond Local Plan Review plan period. Given the site is being led by national housebuilder, the site can be carefully masterplanned to ensure that the development is located and phased in the most appropriate manner to deliver a high quality and sustainable development.

## Achievable

The site comprises greenfield land and is not subject to any known remediation or preparation costs. Taylor Wimpey has reviewed the economic viability of the site and proposals in terms of land values, market attractiveness/demand sales rates and development costs and can confirm that the development is economically viable and capable of delivering the required infrastructure.

The fact that the site is being promoted by a housebuilder who will actually deliver the new homes on the site, rather than just a strategic land promotor or landowner who would need to sell the site on to deliver any homes, serves to highlight the genuine deliverability of the site to deliver new homes.

An assessment of the site constraints has been undertaken and illustrates that delivery of the entire site is achievable and deliverable and a professional team of technical experts has been appointed to underpin this assessment and support the delivery of the site moving forward. Where any potential constraints have been identified, Taylor Wimpey have considered the necessary mitigation measures and will use investment in order to overcome any deliverability barriers.

Taylor Wimpey can confirm that the development of the site is economically viable and in accordance with the NPPF and PPG. As a consequence the company is committed to investing in the site and is confident that site can begin delivering early on in the plan period.

Section 8.

# Conclusions

8



# Section 8.

# Conclusions



Tasley Garden Village presents a suitable and sustainable development opportunity that is capable of meeting the existing and long term future housing and employment needs of Bridgnorth. This Development Statement includes a vision for the site, demonstrating its capacity and sustainability credentials to accommodate new development. This demonstrates the following key messages that Tasley Garden Village:

- Is an available, suitable and viable location to deliver new housing and employment development;
- Is well related to the existing town with new residents able to easily access existing facilities and services allowing the delivery of new homes early in the plan period which will key to meeting pent-up housing demand generated as a result of limited housing delivery in the town in recent years;
- Will deliver around 1,050 new homes up to 2038, with potential for more beyond, including open market and affordable tenures, of a type, quality and quantity that will make a significant contribution to the future growth needs of Bridgnorth and the wider County;
- Provide housing opportunities for a variety of households including first time-buyers, family housing and older people looking to 'downsize';
- Will deliver at least 16ha employment land up to 2038, with the potential for further employment land beyond, providing expansion space for existing businesses and encouraging inward investment into Bridgnorth;
- Is of sufficient scale to support and deliver new local infrastructure including a local centre, with associated community facilities, and a new primary school capable of serving both future and existing residents;
- Will provide 41.5 hectares of land to accommodate future development needs beyond 2038 with the potential for further expansion if required;
- Will protect the Green Belt from development by meeting development needs away from the Green Belt;
- Will improve access to open space and recreation opportunities, including access to the wider open countryside through the delivery of a new Country Park and significant areas of open space;
- Is not subject to any technical or environmental constraints that would prevent the delivery of Tasley Garden Village;
- Generates significant socio-economic benefits by providing housing choice, and stimulating job creation and economic investment; and
- Deliver a development in line with the Garden City ethos; to provide people of all ages with a living and working community; that is positive, healthy and vibrant; with access to high-quality green spaces and the countryside.

Taylor Wimpey are committed to working collaboratively with the Council and Key Stakeholders to ensure that Bridgnorth's housing and employment needs are met in a sensitive and sustainable manner, through the emerging Local Plan Review and beyond.

