

WELCOME

TAYLORWIMPEY.CO.UK/TASLEYGARDEN

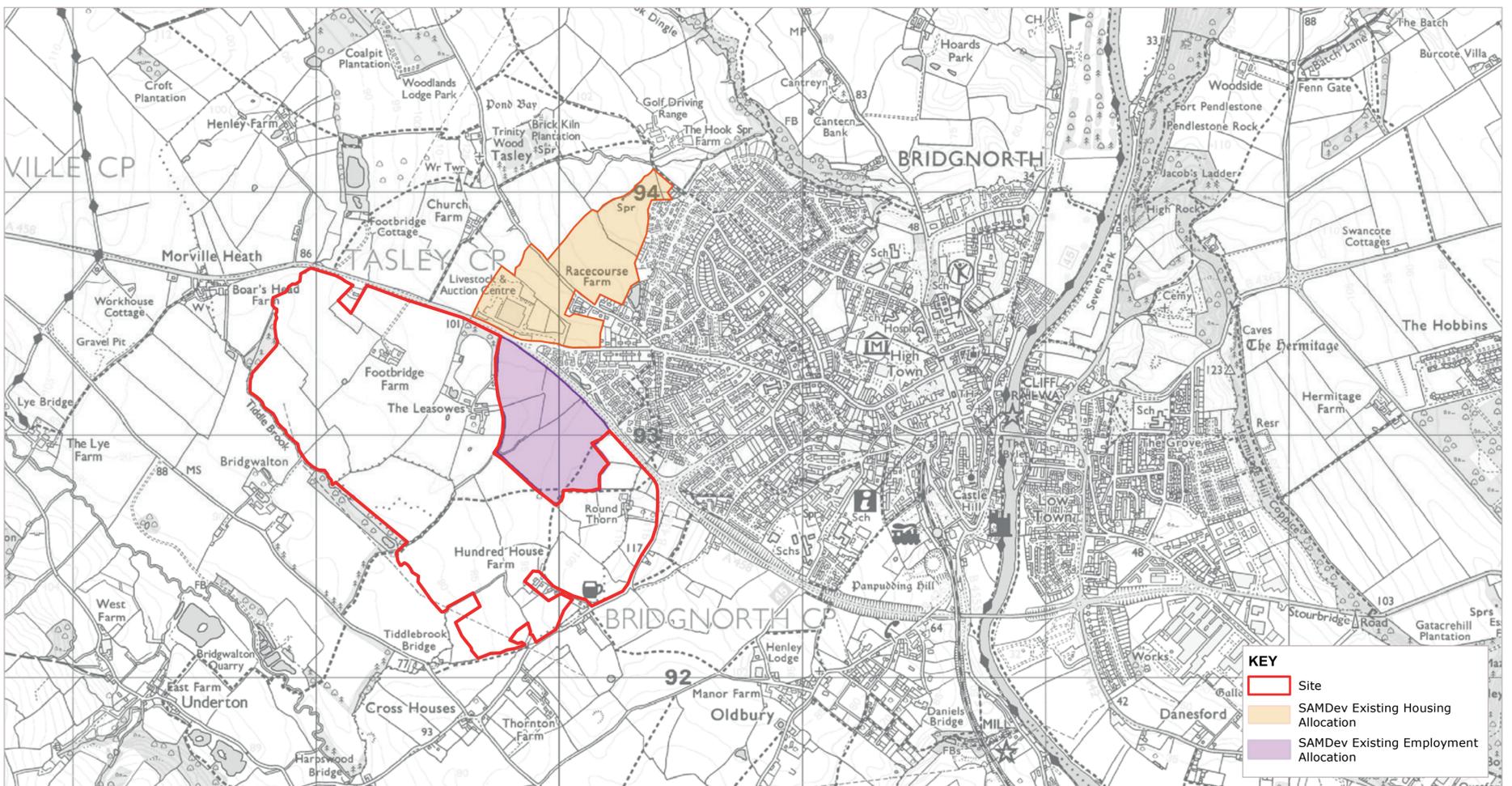


This Public Consultation exercise is being carried out by Taylor Wimpey to provide details of our development proposals for a new Garden Village at Tasley and to obtain the views of local people and businesses.

Tasley Garden Village is being promoted by Taylor Wimpey through the emerging Shropshire Local Plan Review. This site is proposed as a more sustainable alternative to the Local Plan Review preferred option of delivering a Garden Village on Green Belt land at Stanmore, which was consulted on by Shropshire Council in early 2019.

Taylor Wimpey are a national homebuilding company with over 125 years' experience. Taylor Wimpey have unrivalled experience of building homes and communities and, as a considerate, responsible developer, have a commitment to local communities.

We are keen to engage with local people and businesses regarding the development proposals and work together with the local community and local planning authority.



OVERALL VISION

TAYLORWIMPEY.CO.UK/TASLEYGARDEN

Taylor
Wimpey

The site covers an area of approximately 129 hectares located to the south west of Bridgnorth, adjacent to the A458 and the existing Shropshire Site Allocations and Management of Development (SAMDev) employment allocation.

The site is principally occupied by existing agricultural fields and land focused around the three main farms of Roundthorn Farm, Leasowes Farm and Footbridge Farm. The site is located outside the Green Belt.

The site is conveniently located to ensure future residents and employees can easily access existing facilities in Bridgnorth and to ensure that the employment land and new community uses are easily accessed by those already living in Bridgnorth.



Tasley Garden Village

Taylor Wimpey are promoting a new Garden Village to meet the existing and long-term future housing and employment needs of Bridgnorth on land outside the designated Green Belt. This is being promoted through the emerging Shropshire Local Plan Review which will guide future development up to 2038.

The level of development to be delivered on the site would be guided by the needs identified in the emerging Local Plan Review.

However it is currently envisaged that the site would deliver:

- At least 16 hectares of land for new employment development up to 2038;
- Up to 1,050 new homes up to 2038;
- A new primary school;
- A local centre including small-scale commercial, community and day-to-day convenience retail uses;
- Creation of a new Country Park and over 27 hectares of public open space and outdoor sports provision;

- Around 39 hectares of land to meet future development needs beyond 2038; and,
- Potential for new bus routes, a replacement park and ride facility and a new crossing over the A458.

An illustrative masterplan has been prepared to set out the vision for the site and demonstrate the opportunity to create a landscape-led development that upholds Garden Village principles. The masterplan highlights those existing properties which would be retained and unaffected by the proposed development.

DEVELOPMENT PROPOSALS

TAYLORWIMPEY.CO.UK/TASLEYGARDEN

Taylor
Wimpey

Housing

The number of homes to be delivered would be guided by needs identified within the emerging Shropshire Local Plan Review. However, the Garden Village could deliver up to 1,050 new homes up to 2038, with the potential to deliver more homes beyond 2038 in order to meet longer-term development needs.



Employment

The Garden Village would provide around 16 hectares of employment land to meet the needs identified within the emerging Shropshire Local Plan Review. This would create opportunities for a mix of employment uses, including space for starter businesses and larger floorspace/plots to accommodate the expansion of existing businesses and attract new businesses.



Local Centre/Primary School

A local centre of around 1.5 hectares is proposed at the heart of Tasley Garden Village which could provide a range of local services including small scale shops, café/restaurant, public house and community and health uses.

Alongside the local centre, would be land capable of accommodating a new primary school and associated playing fields to meet the needs of the development and wider town.



Country Park and Open Space

Tasley Garden Village will include the creation of a new 19 hectare Country Park and a series of green links through the village to create a range of new walking and recreation routes.

A number of smaller parks and open space areas will be created to provide further more localised opportunities for recreation and the enhancement of existing public rights of way in order to enhance accessibility to the wider open countryside.

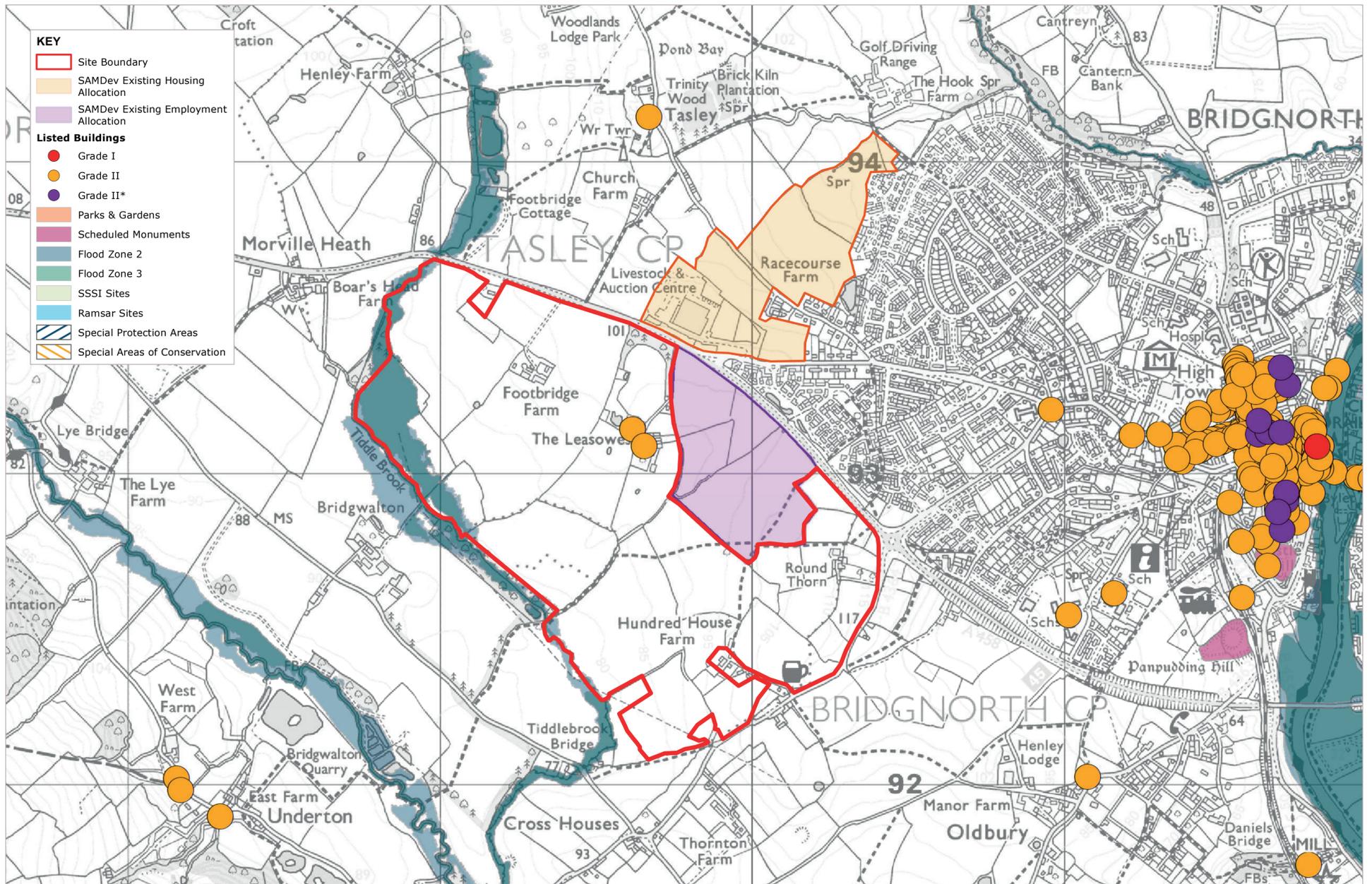


Future Development Land

The proposals that have been presented include areas of land which would be available to meet Bridgnorth's development needs in the longer term beyond the Local Plan Review plan period of up to 2038 and could be brought forwards for residential or employment uses, or a mix of the two. At present, the illustrative masterplan shows these areas being developed for residential uses.

The identification of this additional land to meet future development needs will help to create a concentration of development to support new facilities and services in the longer term whilst also protecting the Green Belt, located to the east of the town, from future development.





Transport

Technical work carried out by Taylor Wimpey’s project team recommends that three new vehicular accesses be created; one off Ludlow Road and two off the A458. There is also the potential to provide an additional link through the existing employment allocation which borders the site if required.

There is the opportunity for a range of improvements to sustainable transport connectivity, in the form of new bus stops close to or within the site and new footpath connections. Taylor Wimpey are also exploring opportunities to create a high level pedestrian and cycle crossing over the A458 as well as a replacement park and ride facility.

Further work regarding detailed highway design and access arrangements would be carried out if the site were to be allocated for development through discussions with Shropshire Council’s highways team.

Flood Risk And Drainage

The site is located almost entirely within Flood Zone 1 which is land at the lowest risk of flooding. Small parts of the western boundary of the site are located within higher risk flood zones; Flood Zone 2 and 3 based on the Environment Agency’s Flood Risk Map. These areas are associated with Tiddle Brook which principally forms the western and southern boundaries of the site. Taylor Wimpey’s technical team are undertaking hydraulic modelling of this small tributary to determine whether the area at risk of flooding is smaller than the current Flood Risk Map

suggests. Nevertheless, the illustrative masterplan shows how the site can be developed to avoid development within these limited areas of potential flood risk.

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

Although the detailed drainage scheme would only be designed if the site was allocated for development, the drainage scheme would ensure that surface water runoff is limited to existing greenfield runoff rates through the development of an on-site Sustainable Drainage System (SuDS). This will ensure that flow rates to existing watercourses are not increased as a result of the development and will help protect against flooding further downstream.

Archaeology and Heritage

A Heritage Assessment has been prepared in support of the Garden Village and confirms there are no Conservation Areas within or adjacent to the site. Although there are two listed buildings within the site, the masterplan has been carefully planned and designed to protect the setting of these designated heritage assets. An archaeological assessment confirms that the potential for significant archaeological remains is considered to be low.



Landscape

This site is not subject to any formal landscape designations and also lies outside the Green Belt. The nature of the landforms in the local area limit views of the site from further afield and existing woodland to the south west screens views of the site.

As shown in the masterplan, significant planting is proposed to mitigate any impacts on the landscape as a result of the proposals. The Garden Village is a landscape led development which will be set amongst mature trees and woodland.

Ground Conditions

A Phase 1 Geo-Environmental Assessment has been prepared which confirms that the site has historically been used as agricultural land. Therefore, potential contamination sources are extremely limited or absent for the majority of the site. Future work would be carried out on any potential contamination sources from historically infilled ponds, existing agricultural fuel tanks and land adjacent to an old clay pit in the north west of the site and a remediation strategy developed if required.

Ecology

An ecological assessment has been prepared in support of the Garden Village which confirms there are no overriding ecological constraints which would prevent development coming forward on this site.

A significant area of land would be set aside for ecological enhancements to ensure the development achieves a net gain in biodiversity.

Utilities

Existing gas, water, sewer and telecommunications infrastructure already exists in the local area. Upgrades will be made where necessary to ensure there is sufficient capacity within the existing network to accommodate the proposed development.

ECONOMIC BENEFITS

TAYLORWIMPEY.CO.UK/TASLEYGARDEN

Taylor
Wimpey

What will our development bring to the area?

Tasley Garden Village will bring significant economic and community benefits to the local area. The employment land and commercial development will help to build a strong, responsive and competitive economy which will create new jobs, create tax revenues and increase expenditure in the local economy.

The new homes proposed will increase locally generated household expenditure in local shops and services, as well as helping to retain economically active residents locally. The delivery of new homes will also ensure that local people are able to access the housing market, noting local affordability issues and a general shortage of affordable housing.



100 jobs

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



£230m¹

Estimated construction investment over 16-year build programme



£4.1m⁴

Potential New Homes Bonus Revenue to Shropshire Council



£26.5m

Annual household expenditure



1,250

Economically active and employed residents estimated to live in the new housing



£193m GVA²

Economic output from temporary jobs supported by activities at the site over the build phase (present value)³



1,700 jobs

Gross Full Time Equivalent (FTE) jobs supported on-site



£1.9m

Estimated annual increase in Council Tax revenue.



£1.1m

Estimated business rates payable per annum



£72m

Annual economic output contribution from jobs supported by activities at the site

¹ 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.

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

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

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

FREQUENTLY ASKED QUESTIONS

TAYLORWIMPEY.CO.UK/TASLEYGARDEN

Taylor
Wimpey

The following sets out some questions you may have regarding the Tasley Garden Village proposals, and provides the details of how you can comment on the proposals.



What type, and how many, new homes would be built?

The site would be capable of accommodating up to 1,050 new homes up to 2038. However, the number of homes to be delivered would be dependent on the need identified in the next stage of Shropshire's Local Plan Review.

The site would deliver a mix of affordable housing and market housing that meets the needs of local people. This would include a mix of smaller homes and homes designed for the elderly.

The site is of a sufficient scale to accommodate further residential and employment development beyond 2038 to ensure the future development needs of the town can be met.

What new facilities and services would be delivered?

It is expected that the development would provide local facilities to meet the day-to-day needs of the development, as well as serving the existing residents around Bridgnorth. This would include a small local centre providing local shopping and service facilities along with the potential for new community and healthcare uses.

The site would also include the potential to deliver a new primary school, the size of which would be informed by a local needs assessment.

New employment development will also be provided close the A458 to provide opportunities for local employment and investment in the area.

Would this scheme be developed alongside the proposals for a new settlement at Stanmore?

No. The scheme is being promoted by Taylor Wimpey as an alternative to the suggested Green Belt release at Stanmore which has been the subject of earlier public consultation by other parties.

What is the current status of the site?

The site is being promoted by Taylor Wimpey through the Local Plan Review process. Details of the site and proposals have been submitted to Shropshire Council's planning policy team for consideration.

No planning application has been submitted for the proposed development.

Is the site on Green Belt land?

No. Unlike the proposed development at Stanmore, the proposed development would not result in the loss of any designated Green Belt. Development in this location would therefore protect the Green Belt located to the east of Bridgnorth.

What is a Garden Village?

A Garden Village is a new community that is planned, designed and delivered in accordance with Garden City principles. Such new developments can be within existing settlements or as a sustainable urban extension. These principles include delivering homes that are affordable to ordinary people, creating a local jobs offer within the development and the creation of vibrant communities with high-quality design and generous amounts of green spaces.

How would the site be accessed?

Detailed access arrangements would be developed if the site were to be allocated for development. However, current technical work carried out by Taylor Wimpey's project team recommends that three new vehicular accesses are created; one off Ludlow Road and two off the A458.

What impact would a development here have on flood risk?

No development would be proposed on any land which is at risk of flooding. Although the detailed drainage scheme would only be designed if the site was allocated for development, the drainage scheme would ensure that surface water run-off is limited to existing greenfield runoff rates through the development of an on-site Sustainable Drainage System (SuDS). This will ensure that flow rates to existing watercourses are not increased as a result of the development and will help protect against flooding further downstream.

What about the proposed poultry sheds that are subject to a current planning application on part of the site?

The site where the proposed poultry buildings are located forms part of the proposed Tasley Garden Village development. These poultry buildings are currently the subject of a live planning application with Shropshire Council. In the event that the current application was granted planning permission and that Tasley Garden Village was allocated for development through the Shropshire Local Plan Review; the proposed poultry buildings would not be built on the site.

How can I comment on the proposal?

You can share your feedback by emailing tasleygarden@taylorwimpey-pr.co.uk or by filling out the online form. You have until Monday 1st June to submit your comments.