

Land at Wappenshall

A Vision for a New Community

18 October 2023

Promoters:

Hallam Land Management
Bellway Homes Limited
Homes England
J.H. Sankey & Sons
David Udale Ltd
Neil Philips
Samuel Wood



Introduction

Purpose of this document

The purpose of this Vision Document is to demonstrate why the land at Wappenshall (North of Wheat Leasows) represents a unique opportunity to deliver a sustainable urban extension (SUE) of Telford that offers a mix of new jobs, homes, and community facilities in an environment that can use its landscape and history to create a real sense of place.

The document has been prepared to support the promotion of the land through the review of the Telford and Wrekin Local Plan, and assist Officers and Members in assessing the potential of the land as a SUE.

The Land

The land consists of approximately 240ha of agricultural land to the immediate north of the built-up area of Telford. The land sits within an arc of built or committed development adjacent to the urban area, with predominantly commercial developments to the west and east, and residential development to the south of the Queensway (A442). To the north, and north-east lie the settlements of Horton, Preston upon the Weald Moors, Wappenshall Junction, and Eyton upon the Weald Moors, with open countryside beyond.

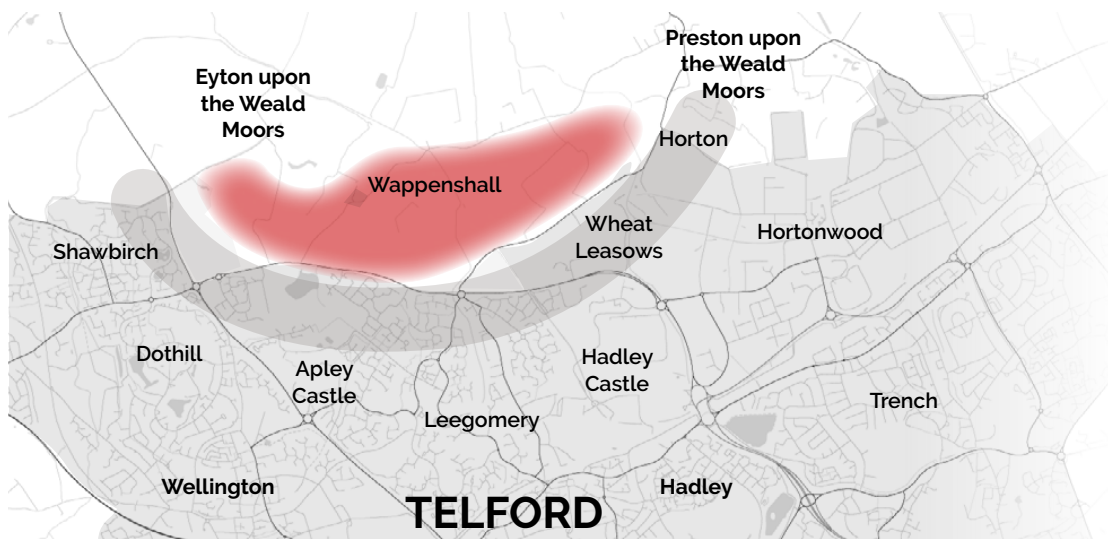
The land is relatively flat, and characterised by a series of large intensively-farmed fields with field boundaries marked by hedgerows and scattered trees. The one notable feature within the land is the Hurley Brook also referred to as the Northern Interceptor, and forms part of the drainage infrastructure of Telford.

The Promoters

Land at Wappenshall is unique in being promoted by a Consortium that includes Homes England, national housebuilder Bellway Homes, and national land promoter Hallam Land Management.

The Consortium team bring with them years of experience and knowledge in successfully collaborating to promote and deliver major mixed use urban extensions across the country. In terms of track record locally, Homes England have successfully delivered Lawley SUE and Lightmoor.

Since the start of this process, they and the other promoters and landowners have come together and commissioned a joint evidence base for the land, and agreed a single Masterplan and phasing plan. It is this Masterplan that is jointly put forward to the Council in this document.



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Vision and Opportunity

Our vision is to create a series of connected neighbourhoods that together form a great place to live and work.

We will achieve this by creating a sense of place and identity using the existing natural features of the land and drawing upon its unique heritage. Telford is well known as the 'birthplace of industry' and the canal system at Wappenshall played an important role in delivering its growth and prosperity. We want to celebrate that rich history within this development.

The neighbourhoods will seamlessly connect to the existing built-up area and include facilities and features that make it a place to visit. The identity and rural character of nearby villages will be retained through careful masterplanning and open spaces.

The site will help support the transition to a low carbon future through delivery of a range of measures which will enhance the sustainability of the development, ensuring it is resilient to the future impacts of climate change and reducing carbon emissions.

Active and low-carbon travel will be at the heart of the design, and safe routes for recreation will encourage healthy lifestyles and space for social interaction.

Buildings will be beautiful, efficient and sustainable. Community spirit and togetherness will be developed through quality public spaces and buildings, and community support work. The legacy will be a strong, thriving and inclusive community which reveals the area's unique history.

The opportunity available has the potential to deliver a SUE that could deliver a number of benefits. These can be summarised under the following themes, which are explored in this document:

- 1. Site Connectivity** - The site can positively integrate with the existing edge of Telford via a range of connections, pedestrian and cycle routes, established recreational spaces and green corridors.
- 2. Revealing the History** - Development can sensitively restore the lost setting of overlooked heritage assets around the site, connecting them in a logical way. New linkages will reveal the history of this part of Telford and make it more accessible to local people.
- 3. Biodiversity Net Gain** - A successful masterplan can be delivered that does not impact sensitive landscape and habitat areas. At least 10% BNG can be delivered with potential to deliver further gains on-site.
- 4. Drainage, Landscape and Climate Resilience** - The drainage strategy for the site will be carefully woven with heritage, landscape and ecological requirements to create a range of multi-functional and beautiful water networks that help to bring the history of the area to life whilst contributing to flood mitigation and a 'Blue Recovery'.
- 5. A Healthy, Safe and Sustainable Place** - The emerging development framework can deliver the foundations for a healthy, safe and sustainable place to live, work and visit.
- 6. Meeting the Challenge of Climate Change** - Embracing the challenges faced from a strategic level down to a detailed level in order to deliver a resilient, successful and enduring mixed-use development.
- 7. Commitment to Delivery** - Development is supported by an experienced consortium of land owners and developers, committed to a partnership approach and joint working.
- 8. Delivery and Phasing** - An organic pattern of phased growth is proposed from the southern edge, utilising all primary access points in a flexible and adaptable way.

Site Connectivity

A Logical and Sustainable Location

The northern edge of Telford and Leegomery is an ideal location for new development. The site can be accessed from a range of highway locations and offers excellent opportunities to integrate with the existing road and active travel network. In addition, it can provide notable improvements to sustainable transport in the local area - particularly bus routing, frequency and overall viability.



Complementary land uses fringe the site to the south, west and south-east. These include established residential and commercial areas, and areas under construction or committed. Direct and convenient pedestrian and cycle routes connect the site with these areas, including the continuous corridor along the Queensway (A442) to the southern boundary of the site and other traffic free routes heading south. Development has the potential to deliver new active travel routes that extend and improve local connectivity.



Sustainable Mobility and Local Connectivity

Analysis of Census data suggests that the desire line for future residents is likely to be towards the centre of Telford together with Wellington and various local employment centres. It highlights some sustainable commuting and home-working trends that a large-scale, mixed-use development could help to strengthen by delivering new facilities to the area and improving access to nearby employment centres such as Hortonwood, Hadley Castle, Shawbirch and Donnington. It is an aspiration that the day-to-day needs of new and existing residents and workers will be conveniently met on-site or locally.

The site doesn't just offer connections with homes and places of work. Areas of parkland along the southern boundary include Apley Pool and Apley Castle Woods. These are linked by a network of green corridors, such as the routes that follow Hurley Brook southwards. These greenspace and linear wooded corridors, which characterise much of Telford, can extend into the site in a logical and well-considered manner.

These new and extended green corridors will provide new linkages northwards, converging on emerging visitor facilities at the historically significant Wappenshall Wharf and linking other recreational areas that would come forward with development. New vehicular connections through the site could allow sections of Wappenshall Lane to be downgraded for pedestrians and cyclists, whilst still retaining access for existing residents and farm vehicles.

High Levels of existing local residents work mainly at or from home*



60.6% of working people in the locality **travel less than 10km to work***, which suggests a significant proportion of the workforce will remain within Telford.

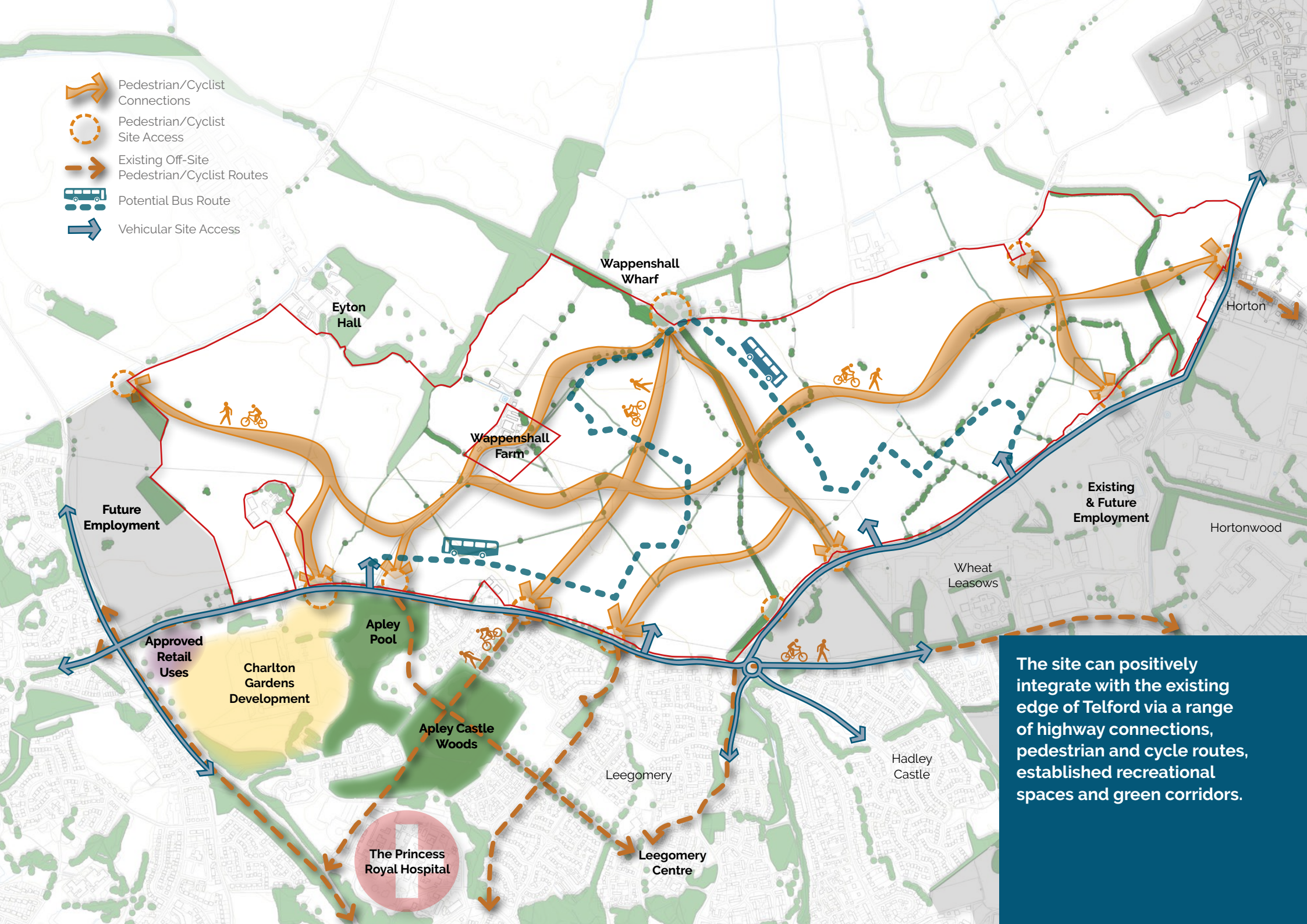


38.5% of all journeys to work are **less than 5km*** and could be made on foot or by bicycle.



*a review of the latest Census data identifies the travel patterns of residents who currently reside in and around the Wappenshall Middle Super Output Area (MSOA).

-  Pedestrian/Cyclist Connections
-  Pedestrian/Cyclist Site Access
-  Existing Off-Site Pedestrian/Cyclist Routes
-  Potential Bus Route
-  Vehicular Site Access



The site can positively integrate with the existing edge of Telford via a range of highway connections, pedestrian and cycle routes, established recreational spaces and green corridors.

Revealing the History

Sense of Place

Design is important at a National and Local level and the attributes within the site and its immediate context lend it strongly to delivery of a high-quality and distinctive place.

In particular it is the history of the site and the immediate area that can be revealed and enhanced through development. A unique attribute is that development can sensitively link historic buildings and features that played a notable part in the industrial development of the region. The proposals can reinterpret lost features and act as a linking element and catalyst for wider restoration that combine to capture the spirit of the past.

Wappenshall Wharf and Waterways

Grade II listed Wappenshall Wharf, associated features are under a gradual process of restoration with plans for modern visitor attractions and community spaces. The Shrewsbury Canal, to the west of the Wharf, and Newport Canal to the east, are proposed for restoration but are largely inaccessible and hidden. Development could improve linkages and accessibility as part of the proposed green infrastructure.

The Shrewsbury Canal Trench Branch was abandoned in 1944 and passes south-east through the site towards Horton Lane and beyond. Sections of this canal, and lost sections of Hurley Brook, could be recreated as part of the drainage strategy and brought to life as part of a wider history walk with interpretation. Green corridors through the development will positively link the Wharf with Telford.

Eyton Hall

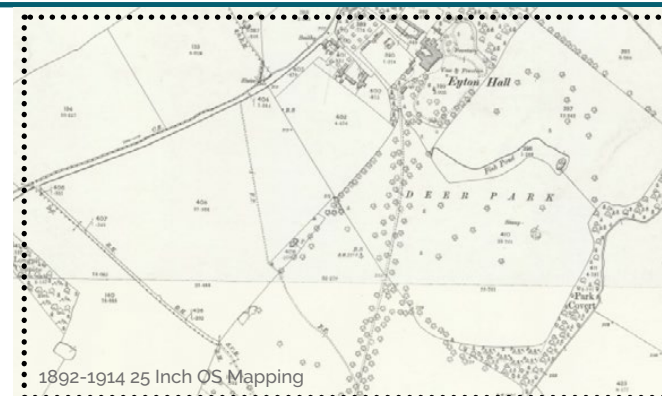
Eyton Hall is a Grade II listed building located to the north-west of the site. It is partly contained by woodland blocks with tree belts in the wider landscape. The historic OS mapping to the right identifies a Deer Park landscape to the south of the Hall, a more intricate arrangement of field boundaries, woodland blocks and tree avenues that have been lost to large scale arable and pasture fields.

Development will deliver a sensitive landscape design around the Listed Eyton Hall, including delivery of a robust planted buffer and the creation of an intervening landscape of open grassland and feature trees, which will present a similar character to the former Deer Park. The site boundary will restore a lost field boundary and could reinstate the tree avenue leading south to The Queensway. This is illustrated in the adjacent figures.

Wider Considerations

The masterplan will deliver landscape buffers to Wappenshall Farm and associated buildings. By potentially downgrading a section of Wappenshall Lane as it passes the farm and other residences, the masterplan can preserve the quiet nature of this route.

A prominent avenue of trees from Apley Castle Woods currently terminates at The Queensway. This avenue can be extended through the site, linking key community facilities and leading directly to the Wharf as part of a wider network of recreational routes.



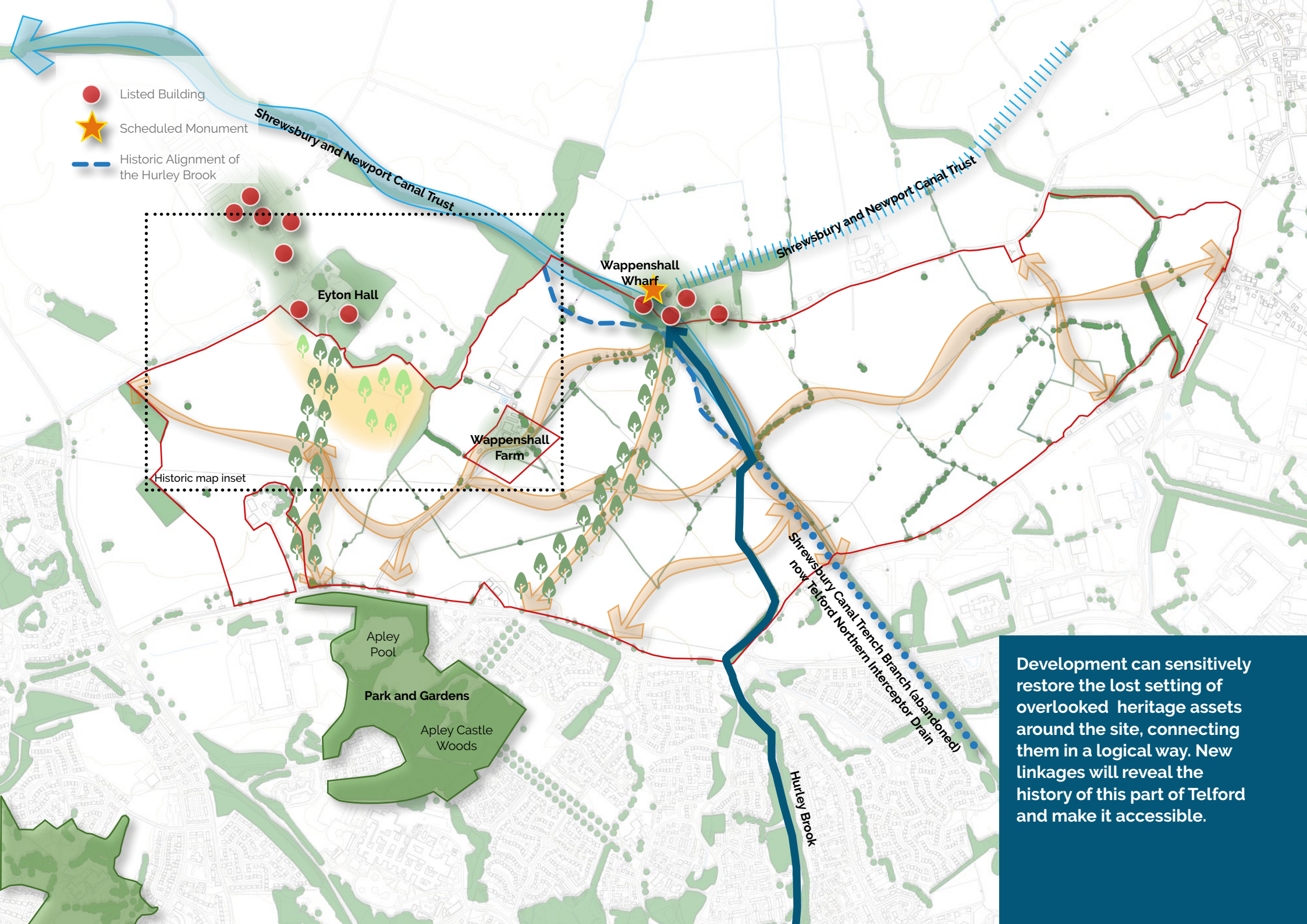
Present day aerial photograph of Eyton Hall and the former Deer Park



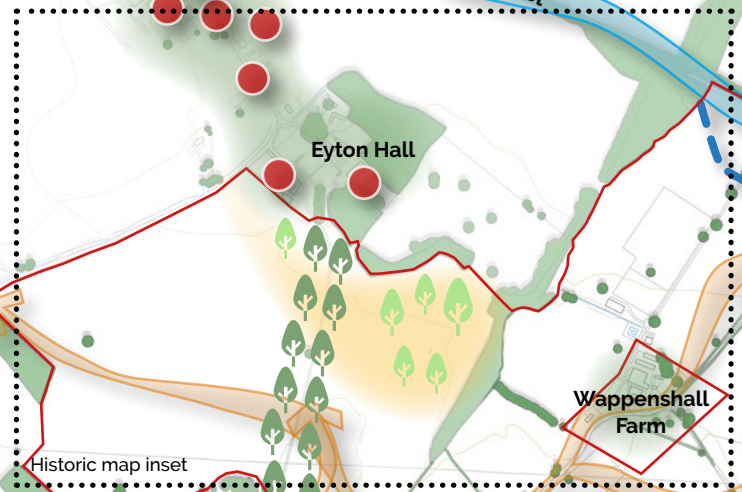
**Direct, family-friendly
links between Telford
and Wappenshall
Wharf**



**New Heritage
Interpretation for
the Shrewsbury and
Newport Canals with
History Walks**



- Listed Building
- ★ Scheduled Monument
- Historic Alignment of the Hurley Brook



Development can sensitively restore the lost setting of overlooked heritage assets around the site, connecting them in a logical way. New linkages will reveal the history of this part of Telford and make it accessible.

Biodiversity Net Gain

Developing Naturally

The site is currently dominated by arable land and species poor grassland which are common and widespread habitats supporting limited botanical diversity. It is the arable and species poor areas where built development is primarily focused.

Historically, the site featured a more notable degree of tree cover and water had a more significant presence. The site lends itself to these and related habitats and development will aim to target local Biodiversity Action Plan species and habitats where possible.

Existing woodland, trees, hedgerows and ponds will be retained and enhanced where ever possible and incorporated within the green infrastructure of the development. This sensitive approach will deliver a degree of maturity to the landscape setting of new development across development phases.

New areas of species-rich grassland, native scrub, woodland will expand and connect existing habitats. In addition, new areas of wetland and waterbodies will be delivered as part of the drainage strategy, further reinforcing the strong water theme that is derived from the history of the site and that sits at the heart of the proposals.

Buffer planting will be implemented within and close to the northern and western parts of the site and will extend and reconnect existing woodland blocks and provide enhanced diversity.

Ecological Enhancements

The green infrastructure of the site will incorporate a mosaic of under-represented or absent local habitats. Due to the scale of the proposals, new development can deliver significant swathes of land dedicated to ecological enhancement. This land will experience minimal human disturbance (on account of its location and use of fencing and interpretation).

Significant enhancements within the site will deliver notable improvements to the locality and contribute strongly to the site's ability to achieve biodiversity net gain. Early net gain work suggests at least 10% gain can be achieved on-site, with potential to deliver further gains on-site if required.

In addition to the requirements for Biodiversity Net Gain, a range of measures for local fauna will also be included within the scheme. The site currently provides suitable habitat for roosting bats and nesting birds in the form of mature trees, woodland and hedgerows however the scheme will look to provide further opportunities in the form of bat and bird boxes throughout. Amphibians, reptiles and invertebrates will be benefited through the inclusion of waterbodies and wetland features incorporating native species-rich planting, as well as features such as log piles and hibernacula in strategic locations (e.g. woodland edges and long grassland margins). Buffering and enhancement of the on-site watercourses will aim to increase the site's suitability for species such as water vole.



**High-level
Biodiversity Net Gain
Assessment
identifies that we can
achieve at least
10% Gain
on-site**



A successful masterplan can be delivered that does not impact sensitive landscape and habitat areas. At least 10% BNG can be delivered with potential to deliver further gains on-site.

Drainage, Landscape and Climate Resilience

Drainage

Two watercourses pass through the site, the Hurley Brook and the Crow Brook. In addition to these, the Telford Interceptor Drain follows the alignment of a partially absent section of the Trench Branch of the Shrewsbury Canal. It combines with a section of the Hurley Brook that was partially diverted by the Telford Development Corporation. Development presents a notable opportunity to reinstate the alignment and spirit of lost watercourses and canal features as part of a multi-functional drainage network.

The topography of the site generally falls in a northerly direction and given the presence of watercourses and the topography surrounding them there are areas of land that fall within Flood Zone 2 and 3.

The majority of the site lies within Flood Zone 1 and taking a sequential approach, development can be arranged in a logical manner that fully considers flood risk.

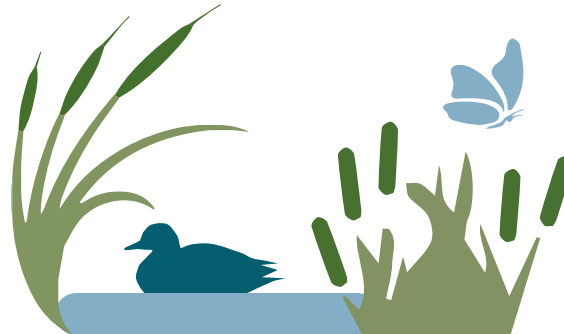
To further mitigate flood risk, a broad range of options have been identified in supporting technical work. These include reprofiling ground levels to deliver a multi-staged channel to deal with worst case flood events, allowing water infiltration across the site, providing permanently wet or wetland type features that could also provide compensatory floodplain storage and delivering a chain of drainage interventions, including swales, that convey water from the heart of development areas through to multi-functional storage areas.

Resilient Landscape

The site will benefit from an extensive provision of green infrastructure. Approximately 49% (121.8ha) of the site will comprise green spaces and corridors that will also include planted swales, ponds and strategic attenuation areas that are sensitively and subtly incorporated into the landscape.

Extensive and well-planned drainage areas will be designed to support a range of appropriate habitats from wet scrub and woodland to marshy grasslands - all managed and maintained for wildlife to flourish. These areas will provide opportunities for interpretation and learning all inter-connected by a network of designated paths, trails and spaces that will be pleasant places for a range of recreational uses.

The inclusion of surface drainage features and areas of water through out the development will help to deliver a resilient and functional landscape structure that is better equipped to deal with climate changes in the future.



A Blue Recovery

The Wildfowl & Wetlands Trust recently published proposals to restore and create 100,000ha of wetlands in the UK. There are many benefits of wetlands including:

- Wetlands for carbon storage
- Wetlands for urban wellbeing
- Wetlands for flood protection
- Wetlands for water quality

The scheme proposes wetlands, ponds and areas of ephemeral water for the benefit of people, nature and the environment. Proposals can contribute positively to the Trust's aims and also local flooding considerations.



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- Proposed Zones for Drainage
 - Existing Drainage Features
 - - - Potential to reimagine Hurley Brook alignment as part of the on-site drainage infrastructure. This can then connect back into the existing, surrounding drainage features.

An abandoned leg of the Shrewsbury Canal could be reinstated as part of the new drainage infrastructure

The drainage strategy for the site will be carefully woven with heritage, landscape and ecology requirements to create a range of multi-functional and beautiful water networks that help to bring the history of the area to life whilst contributing to flood mitigation and a blue recovery.

A Healthy, Safe and Sustainable Place

A Healthy and Sociable Place

The development will be an inclusive place that meets the needs of a broad range of future residents and workers. The proposals align with the principles of a sustainable neighbourhood and consider services, transport and inclusivity to deliver safer, healthier places for people to live. This approach will reinforce a strong sense of identity and provide a positive environment to live and work.

A key principle in the development of Telford was the creation of a settlement in the landscape, whereby the settlement was dominated by green networks of amenity space, trees and woodland planting. These green linkages are evident along the southern edge of the site and this overarching development principle remains as relevant today as it has ever been.

The creation of strong, multi-functional green networks provides resilience against climate change; contributes to biodiversity net gain; places green open space close to the homes of all future residents and workers; and delivers a raft of other benefits as set out in this document. The indicative diagram overleaf also demonstrates how green networks can be designed to create a series of pleasant and distinct sub-communities that offer differing character with the common theme that they are defined by a strong landscape structure.

The sub-communities have green space and community facilities at their heart, sometimes these are shared, helping to ensure cohesion across the masterplan.

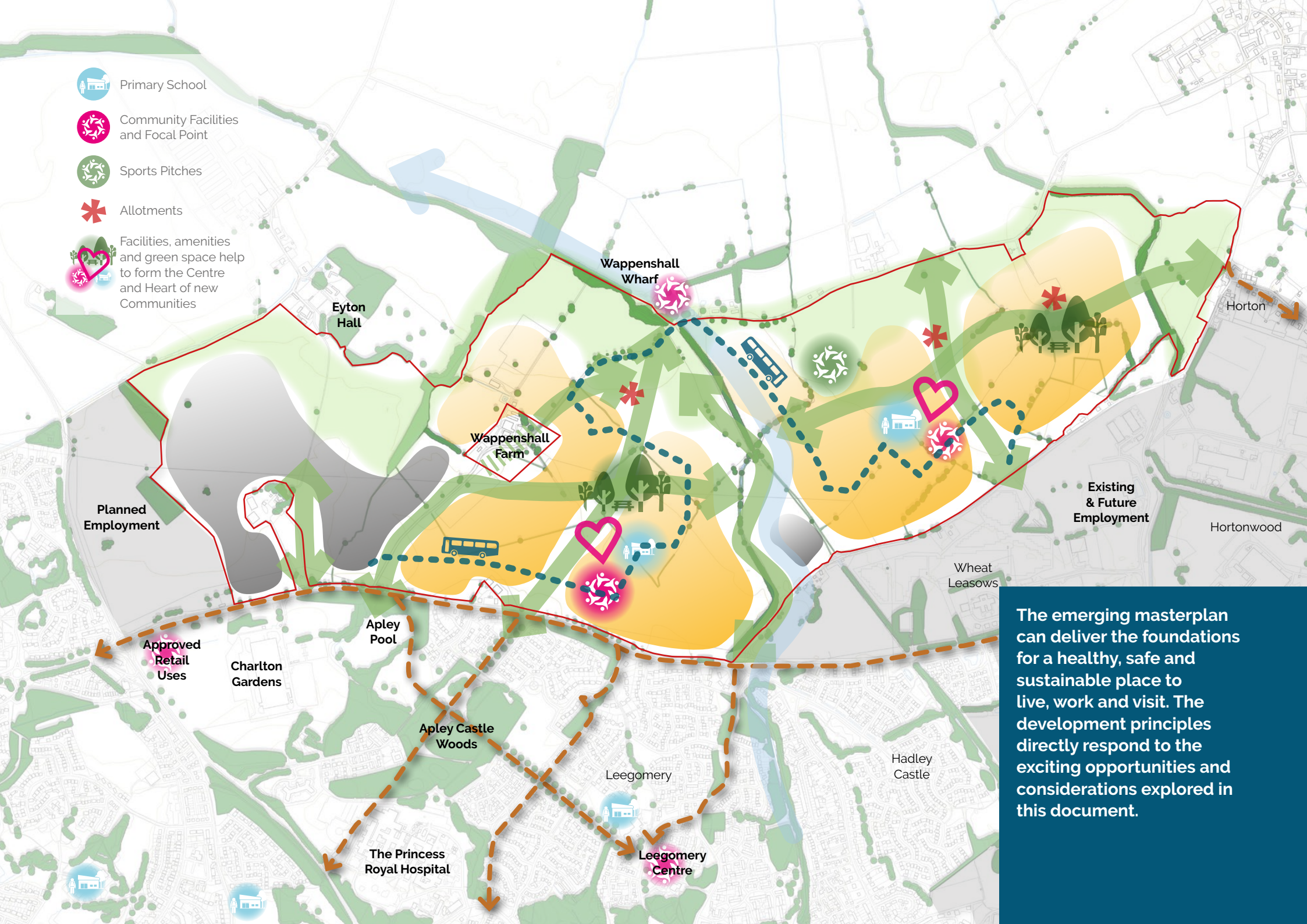
A Sustainable Place

A significant number of jobs will be created on site within easy-commuting distance of planned and existing homes. Employment growth will be zoned close to existing and planned areas and strong, traffic-free links will encourage active travel options and a reduced reliance on cars. An extension to existing bus routes will serve the development and Wappenshall Wharf, which currently is inaccessible via public transport.

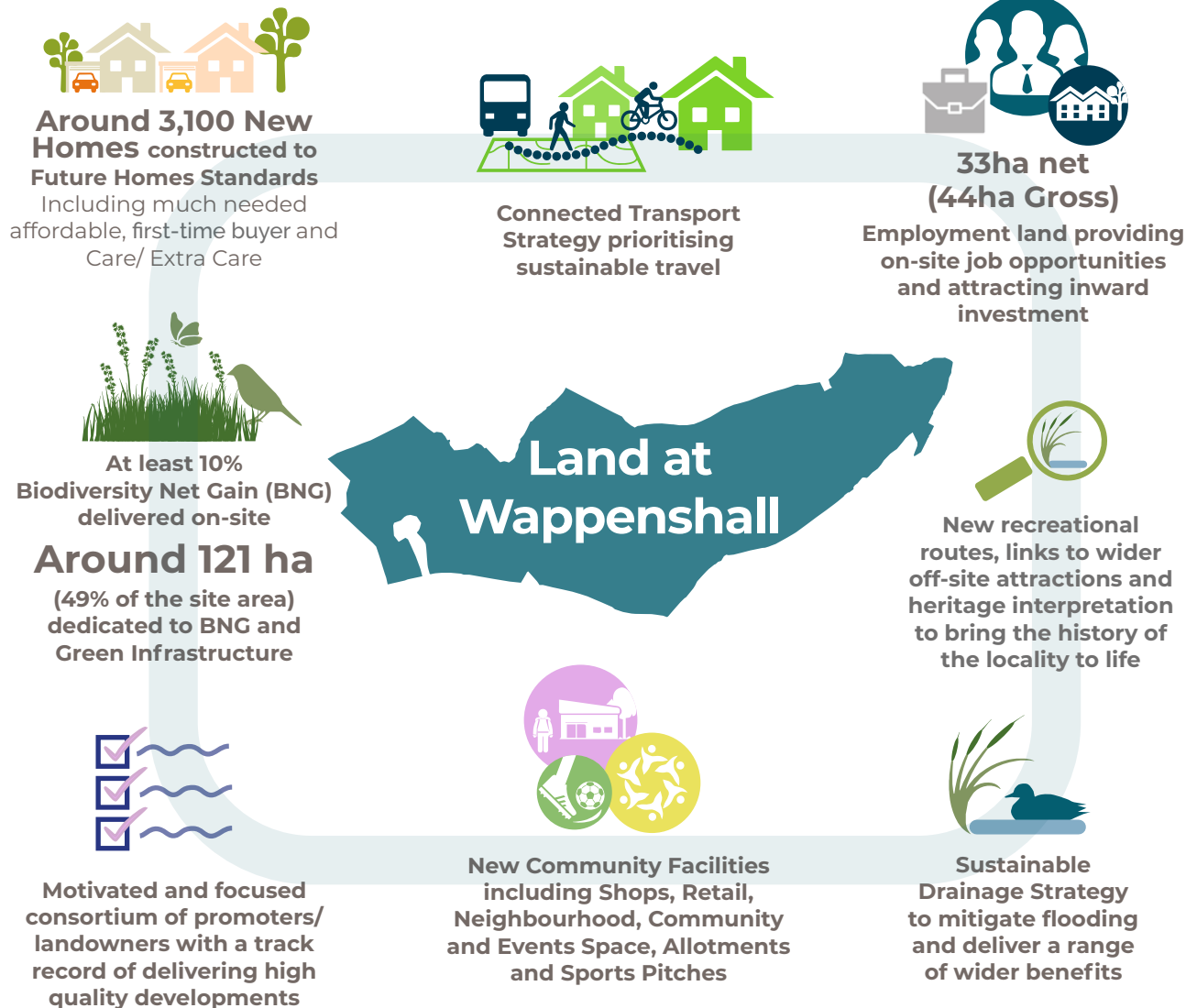
The site sits at the threshold between town and country and access to open space sits at the heart of the proposals. Allotments, sports pitches and community areas provide the space and seeds for community involvement and engagement. Outdoor recreation, gardening and opportunities to grow food are all integral to the proposals.

New homes will be delivered across a range of tenures and sizes, supporting those in affordable housing need, first-time buyer homes through to larger family homes and the potential for care/ extra care provision. At the heart of new communities will sit neighbourhood centres satisfying day-to-day convenience and retail needs. The centres will sit adjacent to the two primary school sites that are proposed and located conveniently for all residents to access via green corridors or bus connections..





What We Propose



The illustrative masterplan overleaf shows how the site could be masterplanned to create a high-quality environment for people to live and work based around a number of different character areas.

Emerging Masterplan

Key

Potential Site Boundary 249.3ha

Development

- Residential Uses 88.0ha
[c.3,100 dwellings @ 35dph - Net density reduced as subsequent iterations of masterplan will consider hedgerows, watercourses and ditches for retention, attenuation requirements and other unknowns]
- Employment Uses 33.2ha [44ha Gross]
- Neighbourhood Centre and Community Uses Small Units Below Resi
- Primary Schools [2no. 2.4ha Primary School Sites with Nursery]
- Potential Vehicular Access Locations
- Highway Routes Adjoining the Site
- Internal Connectivity (potential bus route serving development)
- Public Right of Way
- Pedestrian/ Cycle Routes
- Pedestrian/ Cycle Connections with Existing Routes/ Settlement (for details see standalone masterplan drawing)
- Wappenshall Lane Pedestrian/ Cycle Route maintains existing resident and farm access

Green Infrastructure

c.121ha (49% of site area)

- Existing Vegetation
- Proposed Structural Vegetation
- Avenue Tree Planting
- Drainage and Wetland Zones
- Drainage Proposals Capture Spirit of Lost Canals and Watercourse
- Sports Pitches with Parking & Changing Facilities
- Potential Location for Community Allotments



Meeting the Challenge of Climate Change

Sustainable Design

Telford and Wrekin Council declared a Climate Emergency in 2019. Through engagement and collaboration with residents, businesses, public sector organisations and partners the Council's aspiration is to create a carbon neutral borough by 2030.

In 2020 the Council published an Action Plan to establish actions necessary to becoming carbon neutral by 2030. Work to deliver on the action plan is well underway, but in order for this target to be achievable, the Council is seeking that everyone across the borough comes together to work towards this common goal.

Development at Wappenshall will adopt a sustainability strategy that is flexible, fit for the future and aligns with the Council's aspirations and actions. It will be a Zero Carbon Ready place built to Future Homes Standards, delivering EV charging points and low carbon heating. Energy positive technology will allow buildings to produce more energy than they consume. Sustainability measures will ensure that development is resilient to the future impacts of climate change.





Flood Risk and Surface Water Drainage

The proposed developable areas are located in Flood Zone 1 and the development will include an extensive and attractive sustainable drainage system to manage surface water on site.



Reducing the Risk of Overheating

Homes will be designed to take into account rising temperatures as a result of climate change. The masterplan has space to mitigate the risk of overheating through its layout, green infrastructure, building orientation and design.



Sustainable Transport

The development is in a sustainable location and can connect positively with existing pedestrian and cycling links whilst also offering notable public transport improvements to the locality. The provision of EV charging points will help support low carbon forms of personal transport.



Improving Site Biodiversity

Development will include the retention and enhancements of key habitats delivering a Biodiversity Net Gain on-site along with a robust and diverse green infrastructure network that contains and defines development parcels.



Energy Positive Opportunities

Low carbon heating combined with energy positive technologies may allow the scheme to produce more energy than it consumes. Consideration will be given to the potential for dedicated on-site solar energy production.



Low Carbon Infrastructure

To further reduce carbon emissions, where possible the development will incorporate low carbon infrastructure such as highly efficient street lighting and solar powered shelters and signage.



Water Efficiency

Water efficiency measures such as low flow toilets, shower heads and efficient appliances will contribute to achieving low water consumption rates. Rain water butts will provide opportunity to capture and store surface water run off to use in gardens during drier months.



Sustainable Materials

New homes will specify the use of sustainable materials and where possible will make use of sustainable timber and recycled materials with low embodied carbon.



Climate Resilient design

Buildings and infrastructure will be designed and constructed to take into account longer term impacts of climate change. Tree planting and the presence of new water bodies will help to reduce Summer temperatures.



Reducing Energy Use, Carbon Emissions and Carbon Sequestering

The proposed development will include homes designed in accordance with future iterations of the Building Regulations and Future Homes Standard.

Opportunities for generous tree planting throughout the masterplan would support the Council's Forest Community objective and, along with carefully managed grasslands, would help to sequester carbon on-site



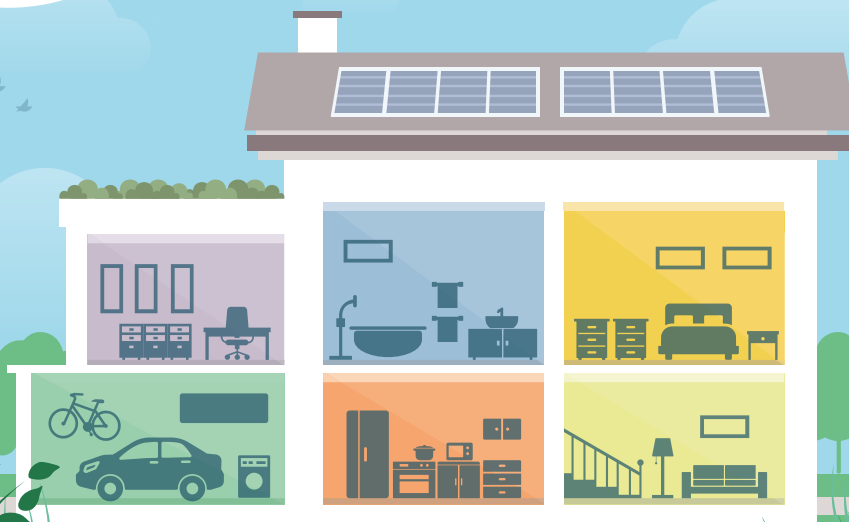
Reducing Emissions During Construction Phases

Buildings will be built using sustainable materials and practices. To reduce construction stage emissions the detailed design of buildings will focus on materials with reduced embodied carbon.



Community Growing Space

Development will include community growing spaces including allotments of varying plot sizes, smaller communal gardens and orchards with fruiting trees and shrubs.



Our Commitment to Delivery

Partnership Working and Engagement

The Consortium have the necessary credentials and a clear set of actions in place that will ensure the realisation of the vision for Land at Wappenshall.

The Consortium are committed to a partnership approach to joint working and have considerable experience and success in delivery of new development. The Consortium have been holding regular meetings and have jointly commissioned a range of technical surveys and reports that inform this Vision.

The Consortium are keen to maximise the social value of the proposals and will be developing a Community and Stakeholder Engagement Strategy as the scheme progress to ensure local people can influence the development as it comes to fruition.

Long Term Stewardship

The Consortium are aware that careful and responsible management of the site will be important to new and existing residents and are committed to developing a long term Stewardship Strategy aligned with the Council's aspirations.

Homes England

One of the strategic landowners forming part of the Wappenshall Consortium is Homes England, who also control the planned employment land directly to the west of the site.

Homes England is the Government's housing and regeneration agency, playing a key role in supporting the delivery of quality housing and placemaking, helping to create jobs and drive local economic growth.

Homes England believe affordable, quality homes in well-designed places are key to improving people's lives. By working with over 5,000 organisations, Homes England can increase the supply and quality homes and create thriving places that drive regeneration and support local economic growth.

Homes England are uniquely positioned to help with any aspect of the housing process and overcome barriers no one else can. This has contributed to helping deliver over 152,000 new homes and unlocking land that's capable of delivering over 380,000 new homes across the country.

Land at Wappenshall can contribute to Homes England's Strategic Objectives and Key Performance Indicators (KPI), specifically: KPI 2 & 3 which seek to create vibrant and successful places by creating employment floorspace and creating jobs.



Homes England Strategic Plan Objectives (2023-2028)

Hallam Land Management

Hallam Land Management (HLM) is the strategic land and planning promotion arm of Henry Boot PLC, an established construction company with a national presence and a long and varied history. Operating from our Sheffield home since 1886, we pride ourselves on reputation and delivering what we've set out to do.

HLM carries this ethos since incorporating within the Group portfolio of companies in 1990 and has delivered a range of strategic projects comprising residential, commercial, retail, mixed use and motorway services. Our historic and current projects range from small town extensions to new communities such as Cranbrook, Exeter (3,500 dwellings) and strategic urban extensions such as Lubbesthorpe, Leicester (4,250 dwellings), and Eastern Green, Coventry (2,400 dwellings). Such complex, multi-ownership projects require careful nurturing and community liaison which we are able to provide from our local teams in our regional offices located in Sheffield, Northampton, Glasgow, Bristol, London, and Leeds.

Since formation, HLM have been responsible for delivering 52,000 new dwellings with a further 92,000 potential plots in the pipeline. This has been achieved through cooperating positively across all stakeholders, strong technical acumen and an eye to delivering strong commercial returns. Today, HLM currently controls over 18,000 acres in England, Scotland and Wales, and this figure continues to grow year on year. We are looking to continuing growing our portfolio continuing this ethos and maintaining our legacy.

Bellway Homes

Bellway Homes began as a small family business in 1946 with a passion for building exceptional quality homes in carefully selected locations, inspired by the needs of real families. Bellway Homes have now grown into a FTSE 250 company and one of the UK's leading home builders delivering over 11,000 homes across the country last year.

The designs of Bellway's homes and construction techniques blend tradition with innovation, creating well-built homes with modern living standards. With a reputation for high quality developments in prime locations, Bellway Homes strive to create sustainable new developments that leave a positive legacy for residents and wider society. The homes are designed with more than seven decades of experience and craftsmanship, featuring exterior finishes that reflect the character of the locality.

Bellway Homes have achieved 5-star builder status in the national Home Builders Federation awards for seven years running. This is voted on independently by customers, reflecting commitment to delivering exceptional quality as standard.

Bellway Homes have been involved in several schemes locally and have experience in bringing forward SUEs, including Langley SUE in Birmingham where Bellway Homes are involved in delivery alongside Homes England and other developers.



Delivery and Phasing

Delivery and Phasing

The masterplan can be delivered in logical phases, each contained within green corridors and landscape buffers that would help to assimilate a phased development into the receiving landscape.

The potential vehicular access points, illustrated in the phasing plan, are as follows (from west to east):

- Queensway and Wappenshall Lane;
- Queensway and Pereguine Way;
- A T junction with Horton Lane
- A second T junction with Horton Lane

Having multiple points of access provides flexibility and will allow future build-out and delivery from a range of locations, allowing several housebuilders to deliver new homes and other key infrastructure simultaneously. Employment land can come forward independently aligned with market demands.

The site has a wide frontage with the Queensway and Horton Lane, which not only allows for vehicular access but also provides the ability to deliver segregated haul roads for construction traffic. Segregation could allow estate roads to be adopted more swiftly in the phasing process. Additional boundaries shared with adopted highway corridors could provide further options for construction access.

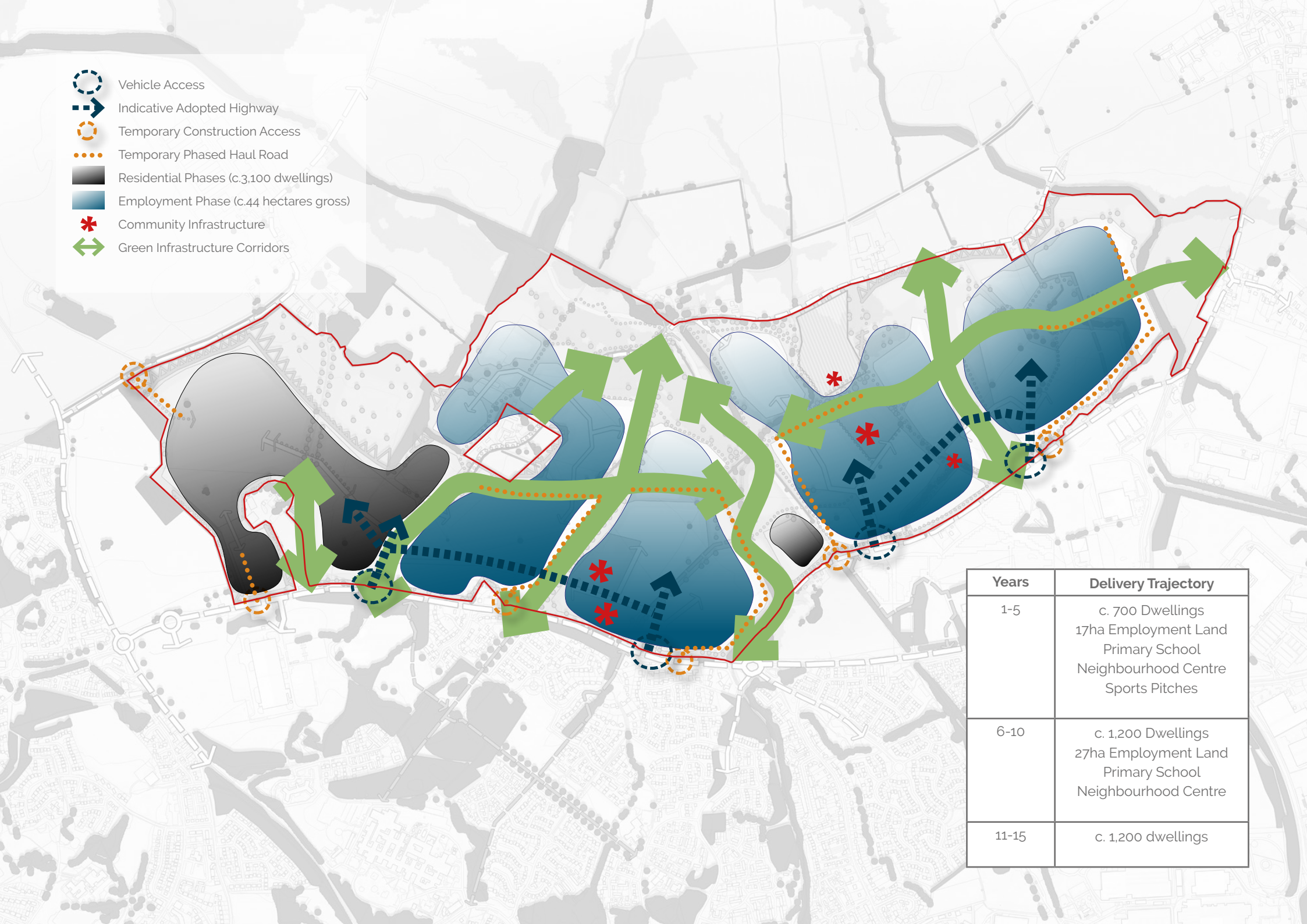
The phasing plan proposes an organic pattern of growth from the southern edge of the site in a northward direction. This is indicated on the plan opposite with a colour fade. It is anticipated that early phases would utilise all access points. Once fully up and running, the site could easily deliver in excess of 200 dwellings per annum. This will allow key community infrastructure and facilities to also be delivered as early as required.

Employment land can be delivered independently of residential areas with very early delivery enabled by the proposals to respond to local demand.

The site is served by all key utilities including foul and surface water drainage features, clean water, electricity, gas and telecoms. This will minimise off site disruption to the surrounding areas during the construction process.



- Vehicle Access
- Indicative Adopted Highway
- Temporary Construction Access
- Temporary Phased Haul Road
- Residential Phases (c.3,100 dwellings)
- Employment Phase (c.44 hectares gross)
- Community Infrastructure
- Green Infrastructure Corridors



Years	Delivery Trajectory
1-5	c. 700 Dwellings 17ha Employment Land Primary School Neighbourhood Centre Sports Pitches
6-10	c. 1,200 Dwellings 27ha Employment Land Primary School Neighbourhood Centre
11-15	c. 1,200 dwellings

A faint, stylized map of the Wappenshall area serves as the background. It shows a network of roads and several green-shaded regions, likely representing parks or undeveloped land. The map is rendered in a light blue and green color scheme, blending into the overall background.

Land at Wappenshall

A Vision for a New Community

18 October 2023