



Telford & Wrekin  
Co-operative Council

Protect, care and invest  
to create a better borough

# Telford and Wrekin Local Plan Review

## Submission Version

### Gypsy and Traveller Accommodation Topic Paper



2020 - 2040



September 2025



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# Gypsy and Traveller Accommodation - Topic Paper

## 1 Introduction

**1.1** This paper provides the justification for Policy HO8 in the Telford & Wrekin Local Plan with regard to the provision of accommodation for gypsies, travellers and travelling showpeople. It should be read alongside Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (October 2023) (the GTAA).

**1.2** The topic paper clarifies the Council's approach both to the target need for gypsy and traveller accommodation and to understand how the council will approach windfall planning applications regarding gypsy and traveller accommodation as set out in Policy HO8 of the Local Plan.

**1.3** The paper also acknowledges comments received during the Regulation 19 stage consultation on the Local Plan and explains proposed modifications to Policy HO8 as a result.

**1.4** The National Planning Policy Framework ensures that council should have a supply for the first five years of the plan period, from adoption, in accordance with the local need.

## 2 Telford and Wrekin GTAA

**2.1** The GTAA projects a need to provide for an additional 26 pitches for gypsies and travellers. Out of these pitches, 17 are needed within the first 5 years of the plan period, from adoption.

**2.2** With regard to transit provision, the GTAA identified no further need for increased provision within the borough.

**2.3** The GTAA did not consider it necessary to plan for any extra accommodation for travelling showpeople given the presence of two sites at Mitchell's Yard / Haybridge Road (Hadley), within the borough.

### Delivery of the requirements of the GTAA:

**2.4** The Council have a strong proactive approach to need for pitches set out in the GTAA. The Regulation 19 version of the Local Plan identified (within Policy HO8) two existing sites that are owned and maintained by the Council and will be subject to future expansion. The two sites are:

**2.5** · Lawley Furnaces

**2.6** · Lodge Road

**2.7** Following Regulation 19 two windfall sites have been granted permission delivering 4 additional pitches which reduces the initial plan requirement to 13 pitches. These are applications:

- TWC/2025/0314 - 2 mobile homes and hardstanding at Oakview, Sugden - TF6 6NB
- TWC/2023/0692 - 2 pitches at Granville Road Donnington Wood - TF7 7LQ

**2.8** A further site within Council control has now been identified which can potentially deliver new provision and help facilitate the re-location of transit provision, to help facilitate the expansion of the Lodge Road site. The Council are actively working to bring forward the site for full planning and anticipate that an application will be submitted by winter 2025. Once the application has been submitted details will be shared with the Planning Inspector.

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**2.9** As all of the above sites are owned and maintained by the council they are therefore considered to be achievable, available and deliverable within the plan period.

## 3 Funding Delivery

**3.1** The development of these sites will be funded through a combination of financial support from the council, and Section 106 contributions secured from new developments. The sites within Council control are let on the basis of affordable rents. The Council recognise that there are a number of affordable housing needs (including gypsy and travellers) that cannot be met via general needs provision. Therefore the Council have included provision in Policy HO5 Affordable Housing Delivery to secure offsite contributions to help deliver projects such as new gypsy and traveller provision. This aligns with the council's strategy to ensure that developments contribute to meeting the needs of our diverse population.

## 4 Proposed Modifications to Policy HO8

**4.1** As a result of the need to review capacity on the Lodge Road site, the Council are proposing modifications to the supporting text of the plan are set out below:

**4.2** 9.73 Policy HO8 sets out the level of need for new pitches the Council will need to plan for as well as a positive set of criteria to help bring sites forward. **The Council have also recently approved provision for 4 pitches in the borough, leaving a residual need for 22 pitches over the plan period.**

**4.3** In line with the strategy set out above the Council propose the following modifications to Policy HO8:

2. The council have identified provision of two permanent pitch sites.
  - a. Lawley Furnaces expansion to accommodate a further 3 pitches.
  - b. Lodge Road to accommodate **at least 13** pitches.