

Telford and Wrekin Local Plan

Sustainable Communities Topic Paper

SC1 Land at Bratton

December 2025

Introduction

Policy HO2 establishes the framework for the development of three Sustainable Communities which, as part of the development mix, help address the housing, employment and infrastructure needs of the Borough. Within the emerging Local Plan (CD01), the Council sets out its intention to work with the Sustainable Communities to coordinate the successful delivery of these sites.

This paper responds to the Inspectors Further Initial Questions (ID02) which requests for the Council to produce short topic papers for each of the proposed Sustainable Communities to assist the examination. Specifically, this paper will outline the Council's response to these questions in relation to SC1, Land at Bratton which was assessed as one of five potential 'Broad Areas of Growth' within the Site Selection Technical Paper (AS01).

The Council has significant experience of working with developers to deliver sites of a similar size at Lawley (3,500 homes), Lightmoor (900 homes) and Priorslee (1,100 homes). The locations of the new Sustainable Communities, all to the north of Telford, reflect the constrained nature of south Telford which is bounded by the River Severn (south), the extent of our unitary boundary (Shropshire Council east) and the Wrekin Strategic Landscape and South Shropshire National Landscape (west).

Current Planning Status

The requirements for the proposed allocation SC1 are set out within policy HO2 of the emerging Local Plan. It is being brought forward by two national house builders, Bloor Homes and David Wilson Homes.

Land to West of B5063 (David Wilson Homes)

With respect to the anticipated planning application on the land west of the B5063, David Wilson Homes have received pre-app advice and an EIA screening opinion requiring an EIA to be undertaken and an Environmental Statement to be submitted with the application. David Wilson Homes currently intend to submit a full application in Spring 2026

Land to East of B5063 (Bloor Homes)

With respect to the anticipated planning application on the land west of the B5063, Bloor Homes have received pre-app advice and an EIA scoping response from the Local Planning Authority and have participated in an independent Design Review Panel with Design:Midlands to inform their proposed development. Bloor Homes are in discussions with the Council regarding a Planning Performance Agreement with a view to submitting an outline planning application for the entirety of their site in February 2026.

In addition, both developers are supportive of the principal of entering into a Planning Performance Agreement (PPA) with the Council, subject to acceptable terms, to ensure that the allocation is brought forward in a timely manner.

A Design Brief has been submitted to the Council by both parties which will inform and guide all applications for development phases. It is the intention for this to be agreed, and confirmed in writing, during the Pre-Application stage by the Council.

Ownership

Table 1 – SC1 Land at Bratton landownerships

Call for Sites Reference(s)	House Builder / Land Promotor	Parcel Area (ha)	Percentage of SC (%)
408	David Wilson Homes	24.1	21%
469	Bloor Homes	88.6	79%

A map detailing the split of the site parcels can be found in Appendix 1.

Status of Agreements / Statements of Common Ground

The developers and the Council have been working on a Statement of Common Ground (SoCG) for the proposed allocation SC1. This is currently at drafting stage, the Council anticipate this will be finalised in the new year will be provided to the Inspectors as soon as possible.

As above, the developers are supportive of the principle of entering into a PPA with the Council, subject to acceptable terms, to ensure efficient and timely delivery of the site. Bloor Homes are currently discussing a PPA for their application with the Local Planning Authority.

The three Sustainable Communities sites (SC1, SC2 and SC3) are in the process of agreeing an equalisation methodology for the apportionment of costs towards the secondary school identified within the Infrastructure Delivery Plan (IS01) which will be provided on SC3 Land to the North of the A442 Wheat Leasows. A similar methodology will be used between David Wilson Homes and Bloor Homes to apportion the costs of the on-site education and sports facilities to be provided on land east of the B5603.

The David Wilson Homes parcel has three titles held by three landowners; this is covered by an equalisation agreement. The Bloor Homes parcel is under single land

ownership (albeit in three separate titles) with a single hybrid option / promotion agreement in place.

Site Constraints

The site is relatively unconstrained and has the following features:

- The site is adjacent to the built up area of Telford with Bratton and Shawbirch communities in close proximity.
- The Bloor Homes parcel is mainly agricultural land and is contained by the A442 and B5063 and Northern Interceptor Channel.
 - The site is mainly flat across its extent and contains some landscape features (narrow water course crosses south-east). The site contains areas at risk of fluvial and pluvial flood risk, 84% of the site is within Flood Zone 1. However, extensive technical assessment work including hydraulic modelling has taken place to inform the masterplan and drainage strategy to ensure the development is safe for its lifetime and there is no increase in flood risk elsewhere.
 - The site contains two veteran trees in the southwest both of which are proposed to be retained with appropriate buffers.
 - The site is located within a Mineral Safeguarding Area, but a Minerals Resource Assessment prepared for the site has confirmed that there is no prospect of minerals ever being worked in the future including due to commercial viability, environmental impact and site constraints including the presence of overhead power cables. The site does not contain any listed buildings but a Grade II listed building (Bratton Farmhouse) lies between the northern fields and the southern. A Heritage Statement has confirmed that there would not be any harm to this asset.
- David Wilson Homes parcel is located to the west of the B5063
 - Existing housing to the south and east, currently in agricultural use. Fields are contained by hedgerows with some mature trees.
 - Site slopes gently south to north and has a number of PROW running across the DWH parcel.
 - There are no “hard constraints” (which is defined in the Site Selection Methodology) on this part of the site.

Delivery Expectations

A draft Design Brief has been produced for Land at Bratton and was submitted to the Council in October 2025. The Brief will guide the detailed matters for both sites ensuring alignment with an overarching masterplan that establishes the location of key on-site infrastructure. It also contains details of phasing and contributions to off-site infrastructure including a new secondary school. This will inform the Section 106 Agreements for the application sites in due course.

The key trigger points / thresholds for the delivery of on and off-site supporting infrastructure including the primary school will be agreed with the Local Planning Authority during the course of the determination of the planning applications.

Delivery will be phased over 13 years starting in 2027/28 with full build-out is expected in 2040/41.

Housing Delivery / Build-Out Rates

There has been discussion between both parties about the use and agreement of a Planning Performance Agreement (as above) to which both are committed to in principle. In addition, each party can commit to ensuring connectivity within and between their proposed schemes without ransom.

Total site capacity is a minimum of 2,100 homes. Bloor Homes will deliver an average of circa. 120 dwellings per annum using two to three separate outlets in its site for 13 years. David Wilson Homes will deliver an average of circa 100 dwellings per annum using three separate outlet for six years. Therefore, completion of the Sustainable Community is expected in approximately 2041. An indicative trajectory for SC1 is provided in Appendix 2.

Both Bloor Homes and David Wilson Homes have extensive experience of delivery at scale and can evidence sites where they have in recent years delivered similar levels of housing. For example, Bloor Homes are currently selling at a rate of slightly above 1.5 units per week, equating to 80 units per annum from a single outlet, at their Hutchinson Gate development in Newport, Telford.

Employment Provision

Policy HO2: SC1 Land at Bratton is clear that the employment land is to be Use Class E(g) development which is considered to be appropriate given the residential context of the site. Therefore, it is envisioned that this will be small Use Class E units similar to those found elsewhere in the Borough such as at NiPark at Newport. However, Bloor Homes are a housebuilder and will not be developing the employment land themselves. Outline planning permission will be sought with the land subsequently sold to a commercial developer to bring forward. The land is anticipated to be serviced.

The submitted trajectory targets the employment site to be marketed and sold to a commercial developer in 2031/32, constructed in 2033/34 and occupied in 2034/35. Therefore, it is intended that the employment land will be in occupation prior to the end of the plan period.

Infrastructure and Facilities

Requirements for infrastructure including onsite facilities will be established in the Design Brief document.

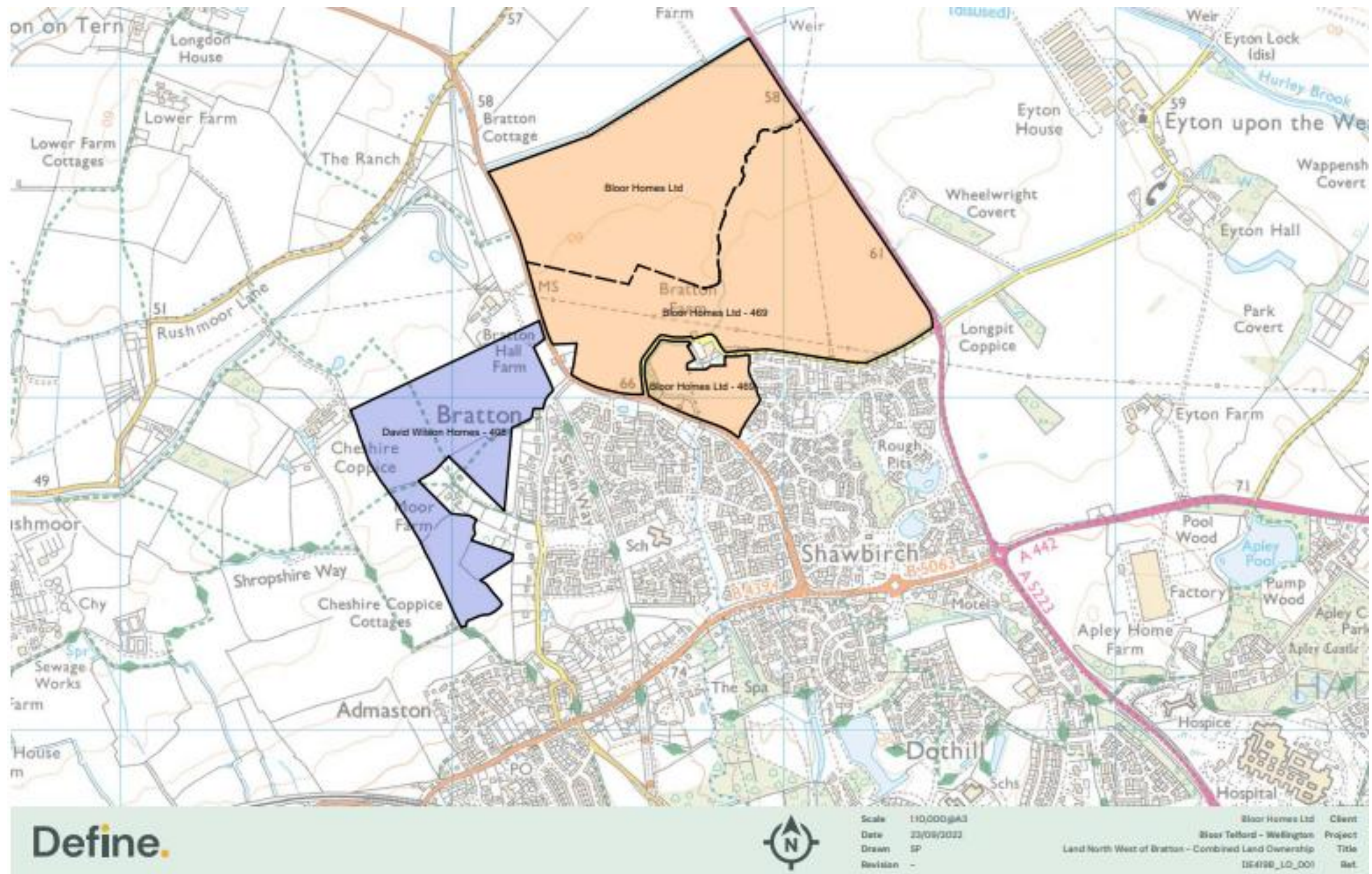
Key on and off-site infrastructure will be secured via a framework agreement. This document will be signed by all parties bringing forward phases of the development and will apply from grant of primary planning permission for the respective sites.

Should there be a need to deliver infrastructure in advance of phases of development the Council may 'front fund' infrastructure funding gaps, then recoup monies (and interest on debt payments) from future phases of development. This will be set out in the framework agreement.

The framework agreement will set out trigger points and thresholds for the delivery of infrastructure such as schools and key onsite facilities such as local centres.

Delivery of offsite infrastructure will be secured through the framework agreements and will be through developer contributions. In the case of highway schemes delivery, direct delivery via Section 278 agreements will also be supported.

Appendix 1 – Map of Land Interest for SC1 – Land at Bratton



Appendix 2 - Indicative trajectory for SC1 – Land at Bratton

BRATTON SUE DELIVERY TRAJECTORY

12th December 2025

	2024		2025		2026		2027				Delivery																Totals	
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	
TWC Local Plan			Reg 19		Submit		Examination				Adoption																	
Application Process																												
Preparation of Bloor OPA																												
Submission of Bloor OPA																												
Grant of OPP																												
Reserved Matters and condition discharge																												
Technical Approvals																												
Start on site - enabling works																												
First completions																												
Bloor Homes: land to east																												
Dwellings (assumes 2-3 outlets)															60	120	120	120	120	120	120	120	120	120	120	120	120	1500
Primary school (3PE)																Site	Construct	Open										
Local Centre																	Site	Construct	Occupied									
Extra Care																		Site	Construct	Occupied								
Employment area																			Site	Construct	Occupied							
Play areas																		LEAP				LEAP	NEAP			LEAP		
Food production areas																						Allots	Orchard					
Sports pitches and pavilion																						Layout	Open					
Phases of other GI																	GI	GI					GI			GI	GI	
David Wilson Homes: land to west																												
Dwellings Outlet1															20	37	37	37	37	37	37	10	0	0	0	0	0	215
Dwellings Outlet2															15	33	33	33	33	33	20	0	0	0	0	0	200	
Dwellings Outlet3															10	30	30	30	30	30	25	0	0	0	0	0	185	
Play areas																	LEAP	LEAP	LEAP									
Food production areas																		Orchard	Orchard	Orchard								
														Total pa	0	105	220	220	220	220	220	175	120	120	120	120	120	2100

