

Telford and Wrekin Local Plan

Sustainable Communities Topic Paper

SC2 - Land North-East of Muxton

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 promoters of the Sustainable Communities to coordinate the successful delivery of these sites.

This paper will seek to respond to the Inspector's Further Initial Questions (ID02) which requests for the Council to produce short topic papers for each of the proposed Sustainable Communities which are factual and will serve the purpose of assisting the examination. Specifically, this paper will outline the Council's response to these questions in relation to SC2, Land North East of Muxton 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 proposed allocation SC2 is set out within the emerging Telford and Wrekin Local Plan and is coordinated by a consortium including landowners, promoters and house builders. It is anticipated that the sites will start to come forward from 2029 with the majority to be delivered in the second half of the Plan.

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

The intention is for a Design Brief to be submitted to the Council by the consortium 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.

At present, Gladman (27% land holding) are in the process of preparing a planning application and entering into proactive pre-application discussions with the LPA over the detail of an outline planning application for their phase of the SC. This is due to be submitted in Mid-2026. Following this, Bloor Homes (46% land holding) intend to bring forward an outline planning application in Q4 2026 for c1350 homes,

employment land, a later living facility, a primary school, a mixed-use local centre with mobility hub and public open space.

The closure of Parsons and Venning Barracks was announced in 2016 as part of Defence Estate Optimisation programme that was undertaken following the 2016 Strategic Defence Review. The sale of the site is expected to coincide with the closure date for both Barracks (2030) with development forthcoming thereafter. It is anticipated that an outline planning application will be submitted in advance of the disposal.

Ownership

Table 1 – SC2 Land North East of Muxton

Call for Sites Reference(s)	House Builder / Land Promotor	Parcel Area (ha)	Percentage of SC (%)
421	Gladman Developments	50.	28
237, 478, 488	Bloor Homes	81.1	45
257	Defence Infrastructure Organisation (DIO)	23.9	13
428	Davidsons Developments	9.5	5
299, 321	Telford & Wrekin Council and Mr Ward	11.5	6
292, 293	Shropshire Homes Ltd.	5.6	3

A land ownership plan can be found in Appendix 1.

Status of Agreements / Statements of Common Ground

The consortium and the Council have been working on a Statement of Common Ground (SoCG) for the proposed allocation SC2. This is currently at drafting stage, the Council anticipate this will be finalised in the new year and will be provided to the Inspectors as soon as possible.

As above, the consortium are supportive to the principle of entering into a PPA with the Council, subject to the agreement of acceptable terms, to ensure efficient and timely delivery of the site.

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.

Land control across the Sustainable Community can be summarised below as follows:

- Gladman Developments Limited control land under a promotional agreement
- Bloor Homes control land under two separate option agreements which have been structured so as to be compatible in terms of equalisation and connectivity across the holdings.
- The DIO own their sites freehold.
- Telford and Wrekin Council (Estates) and Mr P Ward own their sites freehold.
- Shropshire Homes control land under two separate option agreements which have been structured so as to be compatible in terms of equalisation and connectivity across the holdings.
- Davidsons Homes, through its subsidiary Westernrange, control land via freehold and an option agreement.

Site Constraints

The Site is relatively unconstrained. In terms of flood risk, the majority of the Site (90% %) is in Flood Zone 1, however there are small pockets of flood zone 2 and 3. There are also some small areas of 1 in 30 annual likelihood surface water flooding. Therefore, there is a need to deal with flood risk matters but there remains a significant amount of land to deliver the SC and proposed levels of development, whilst committing to a coordinated approach to deal with flood risk matters and highways matters through both the Site and the wider area.

The brownfield land status of Parsons & Venning (P&V) barracks and the need to factor in demolition / remediation costs and DIO's ability to secure vacant building credit needs to be factored into the SUE considerations, together with the impact of these matters on the ability for P&V barracks to deliver policy-compliant affordable housing and employment provision.

Delivery Expectations

The whole Sustainable Community site will be required to produce a Design Brief, which will guide the detailed matters for individual planning applications as they come forward ensuring alignment with an overarching masterplan that establishes the location of key on-site infrastructure. It will also contain details of phasing and contributions to off-site infrastructure including a new secondary school. This will enable promoters to submit applications in line with their own requirements and will inform the respective Section 106 Agreements 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 2029/30.

Full build-out is expected by approximately 2041/42.

Housing Delivery / Build-Out Rates

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

2,850 dwellings are expected to be delivered on the Site during the TWLPR Plan Period to 2041. Delivery assumptions (below) are based on the submission of the first outline planning application by Mid-2026.

Once fully underway, it is expected that there will be at least 6 outlets for delivery reflective of at least six independent phases, with potential for multiple flags, representing varied housing brands, and affordable housing delivery. This would deliver an average of 204 home per annum across the SC land parcels. Within the Consortium there is extensive experience of delivering 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.

An indicative trajectory for the SC can be found in see Appendix 2 below.

Employment Provision

The intention is for employment to be provided through Local Centres and employment opportunities rather than a single strategic employment location as indicated on the enclosed land use plan. This will include two strategic employment sites which will be sold to the market as serviced plots estimated in 2030/31 and 2033/34. A portion of the site is overlapped by the Council's Strategic Employment Area.

This will provide for a range of business opportunities that will include storage & distribution, light industrial (research and development), B2 and B8 (smaller trade counters), and class E flexible floorspace as part of mixed-use Centres.

The view of landowners is that this approach is significantly more likely to be received positively by the market in comparison to a single employment location. This also ensures that employment opportunities are commensurate with the new homes which will be delivered on a phased basis. Employment plots will be serviced.

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 the first application.

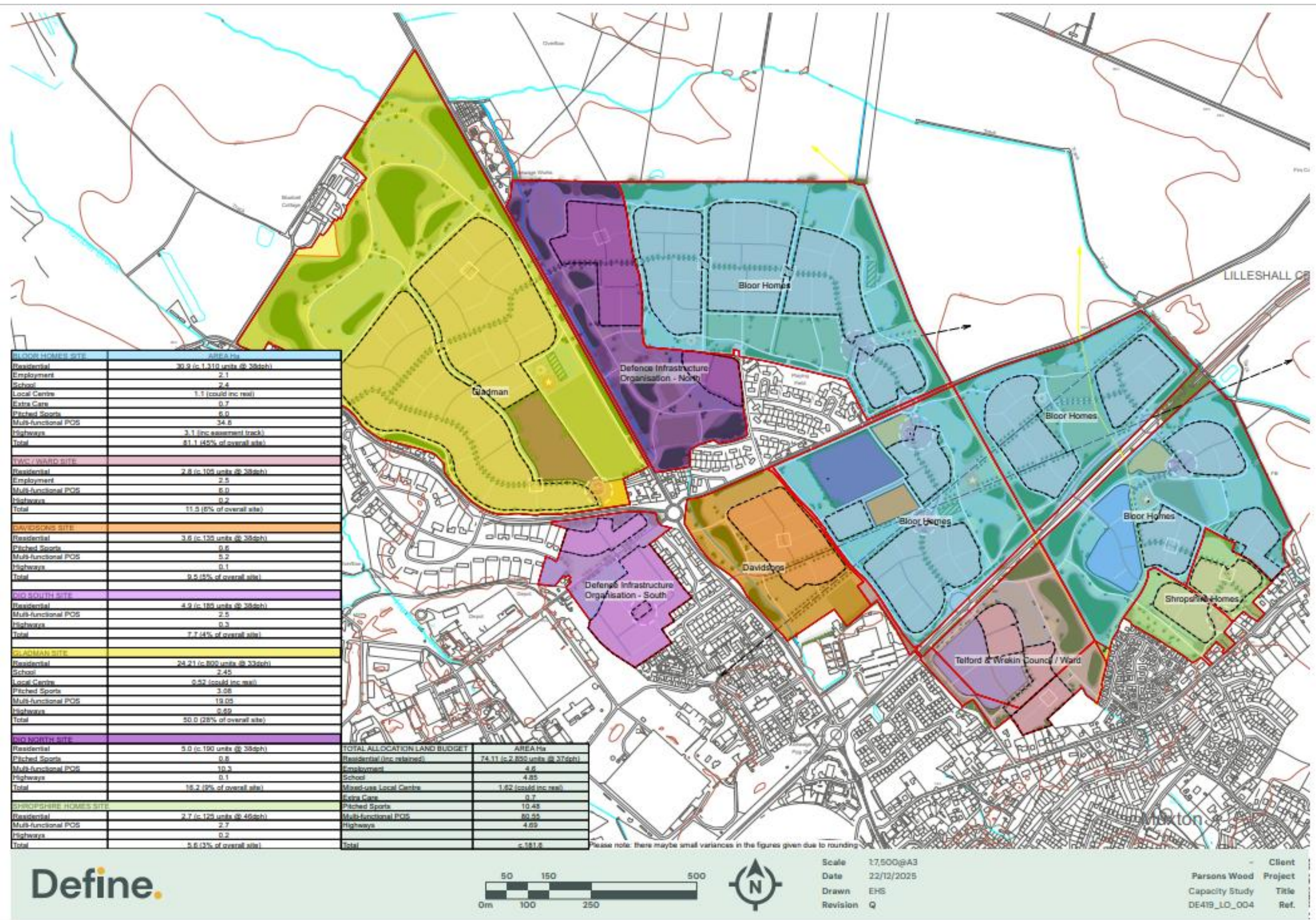
Should there be a need to deliver infrastructure in advance of phases of development the Council may 'front fund' infrastructure funding gaps, then recoup monies (and interest on debt payments) from future phases of development. This will be set out in the framework agreement.

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 agreement and will be through developer contributions. In the case of highway schemes, direct delivery via Section 278 agreements will also be supported.

Appendix

Appendix 1 – Capacity Plan for SC2 – Land North East of Muxton



Appendix 2 - Indicative trajectory for SC2 – Land North East of Muxton during TWLP period

MUXTON SUSTAINABLE COMMUNITY - DELIVERY TRAJECTORY

22nd December 2025

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