

**Telford and Wrekin Local Plan**

**Sustainable Communities Topic Paper**

**SC3 Land North of A442 Wheat Leasows**

**December 2025**

## **Introduction**

Policy HO2 establishes the framework for the development of three Sustainable Communities which will address housing, employment and infrastructure needs of the growing community. Within the emerging Local Plan, the Council sets out its intention to work in partnership with the Sustainable Communities to coordinate an approach to successfully deliver these sites.

This paper will seek to respond to the Inspectors 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 SC3, Land North of A442 Wheat Leasows 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 (3,300 homes), Lightmoor (900 homes) and Priorslee (1,100 homes), with both Lawley and Lightmoor both being Homes England sites. The locations of the new Sustainable Communities, to the north of Telford, reflect the constrained nature of south Telford which is bounded by the River Severn (south), Shropshire Council (east) and the Wrekin Strategic Landscape and South Shropshire National Landscape (west).

## **Current Planning Status**

The proposed allocation SC3 is set out within the emerging Telford and Wrekin Local Plan and is coordinated by a consortium including Homes England, landowners, promoters and house builders. The Consortium have commenced the preparation of technical work which will inform future planning applications across the Site, with the submission of an outline planning application expected by Q3 2026. In advance of this submission an EIA Scoping Request will be submitted in Q1 2026.

Consortium members are supportive of the principle 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.

Prior to submission of the first application a Design Brief to inform the determination of all applications for development phases will be required from the developers and this will be agreed, and confirmed in writing by officers, during the Pre-Application stage with the Local Planning Authority. This will not delay submission of the first application.

## Ownership

**Table 1 – SC3 Land North of the A442 Wheat Leasows landownerships**

Call for Sites Reference(s)	House Builder / Land Promotor	Parcel Area (ha)	Percentage of SC (%)
277, E28 (allocation in current Local Plan)	Homes England	67.95	24.25
210	Hallam Land	69.77	25.5%
414, 603, 604, 690	Bellway Homes	86.81	31.73
405	David Udale Ltd c/o Berrys	47.06	17.2
656	Samuel Wood	3.6	1.32%

## Status of Agreements / Statements of Common Ground

Both the consortium and the Council have been working on a Statement of Common Ground (SoCG) for the proposed allocation SC3. 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, consortium members 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.

Policy HO2 (SC3) sets out the requirement for a Secondary School to be provided on site. Site SC3 will provide the land for the secondary school as has been identified in the Infrastructure Delivery Plan. This will provide secondary school places for children across the three Sustainable Community sites which are proposed in the emerging Local Plan. The three Sustainable Communities sites (SC1, SC2 and SC3) are in the process of agreeing an equalisation methodology for apportionment of costs (including contribution of land) towards the Secondary School. The Council has proposed a modifications to the Plan to require contributions from SC1 and SC2 towards land and build costs of the Secondary School.

The Consortium are in the process of entering into a Cost Sharing Agreement to enable joint working to bring the Site forward through the planning process, including the preparation of an agreed Framework Masterplan and Design Brief. Further Agreements may be considered by the Consortium as the Site progresses.

## **Site Constraints**

The site is relatively unconstrained and has the following features:

- The Site is characterised by moderate gradients which fall in a general north direction. Other local variations in Site levels do occur and it should be noted that the western section of the Site is shown to fall to the northwest and away from the general trend of the rest of the Site. The east of the Site also falls to the northwest and away from the general trend of the Site.
- The site is characterised by a series of large intensively farmed fields with field boundaries marked by hedgerows and scattered trees.
- Much of the Site is shown to be underlain by sandstone bedrock geology belonging to the Bridgnorth Sandstone Formation, with an area of mudstone, siltstone and sandstone belong to the Halesowen Formation in the centre of the Site
- On-site constraints are limited to trees and hedgerows of merit, and the flood risk associated with the Northern Interceptor Channel which runs in a north-south direction through the centre of the Site. This has been further explored within the SFRA level 2 work commissioned by TWC as part of the evidence base for the Local Plan (WF02).
- In addition, there are a number of power lines which run across the Site, and a high-pressure gas line with associated easements.
- Off-site, there are a number of Listed Buildings at Preston upon the Weald Moors, Wappenshall Junction, and Eyton upon the Weald Moors whose setting will influence the form of the development. This has been further explored within the Heritage Impact Assessment (TW02).
- It is agreed that all constraints can be appropriately managed through appropriate masterplanning and mitigation.

## **Delivery Expectations**

The Consortium representing SC3 will be required to produce a cohesive Design Brief which will set out the delivery of the site by phasing and delivery and location of key onsite and offsite infrastructure (to inform a future framework agreement).

There will be key trigger points agreed with the Local Planning Authority to inform when items of infrastructure will be provided e.g. delivery of the two 2FE primary schools onsite.

Subject to timely progression of the Local Plan Review and timely determination of future planning applications, delivery will be phased over approximately 18 years, starting in 2029.

Full build-out is expected by approximately 2047.

## **Housing Delivery / Build-Out Rates**

There has been discussion between all development parties about the use and agreement of a Planning Performance Agreement (as above). In addition, all parties are committed to ensuring connectivity within and between their phases of development without ransom.

Total site capacity is a minimum of 3,100 dwellings. 2,190 dwellings are expected to be delivered on the Site during the TWLPR Plan Period to 2041, with 910 dwellings deliverable thereafter. Delivery assumptions (below) are based on the submission of an outline planning application by no later than Q3 2026, and progress of the Local Plan Review.

Once fully underway, it is expected that there will be at least four outlets for delivery reflective of four independent phases (see Phasing Plan at Appendix 1), with potential for multiple flags per outlet and affordable housing delivery in addition, delivering circa 50 dwellings per annum per outlet. The Consortium considers that this is a realistic assumption, including with reference to delivery rates at Lawley SUE where delivery rates peaked at 305 dwellings in 2018/19.

**Table 2 – Indicative trajectory for SC3 – Land North of A442 Wheat Leasows during TWLP period**

<b>Year</b>	<b>Dwellings Delivery</b>	<b>Employment Delivery</b>
2029/30	20 dwellings	6ha employment land
2030/31	120 dwellings	6ha employment land
2031/32	200 dwellings	6ha employment land
2032/33	200 dwellings	6ha employment land
2033/34	200 dwellings	6ha employment land
2034/35	200 dwellings	6ha employment land
2035/36	200 dwellings	6ha employment land

2036/37	200 dwellings	6ha employment land
2037/38	200 dwellings	6ha employment land
2038/39	200 dwellings	6ha employment land
2039/40	225 dwellings	6ha employment land
2040/41	225 dwellings	2ha employment land
<b>Totals</b>	<b>2,190 dwellings</b>	<b>68ha employment land</b>

## Employment Provision

As per HO2; SC3 Land North of A442 Wheat Leasows, 68ha of employment land will be delivered on the Site for use classes B2, B8 or E (employment uses). The employment land sits to the west of the Site and will be accessed directly off the A442 to remove potential for conflict with other vehicle traffic. The land will be accessible via walking and cycling routes from other parts of the site. The land is expected to deliver a mix of development plots similar to recent local developments including Hortonwood West, T54 and NI Park. This will help provide a range of plot sizes and smaller 'grown on unit' helping to strategic level employment opportunities to grow the Borough's industrial and economic base.

The delivery trajectory at Table 2 assumes consistent delivery of circa 6 hectares of employment land per annum from 2029/30, with the final 2 hectares delivered in 2040/41. However, due to the nature of B2, B8 or E employment uses and the intentions of end users, which are unknown at this stage, it is likely that the amount of employment land developed each year will vary, and that circa 6 hectares per annum should be taken as an average. Demand for industrial land will be market driven, however the Council has a strong track record of de-risking sites and bringing them to market through the Telford Land Deal. This experience demonstrates the attractiveness of Telford as an investment destination for industrial uses.

## 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 outline 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 Section 106 and will be through developer contributions. In the case of highway schemes delivery, Section 278 agreements will also be supported.

## Appendix

## Appendix 1 – Phasing Plan for SC3 – Land North of A442 Wheat Leasows



transmitters/Landowners: Hellier Land, Bellaway Horners Limited, Hornes England, J.M. Sunkey & Sons, David Uddal Ltd, Sydney Farms Ltd, Samuel W.

is showing at the property of FHCN Researcher and Design Ltd. lot 10/100 on the title of a case registered, remained so unclaimed by any interested person, within fifteen or forty eight hours of the removal of FHCN Researcher and Design Ltd.

SQL / SQL  
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09/12/2025

Wappenshall Consortium

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