

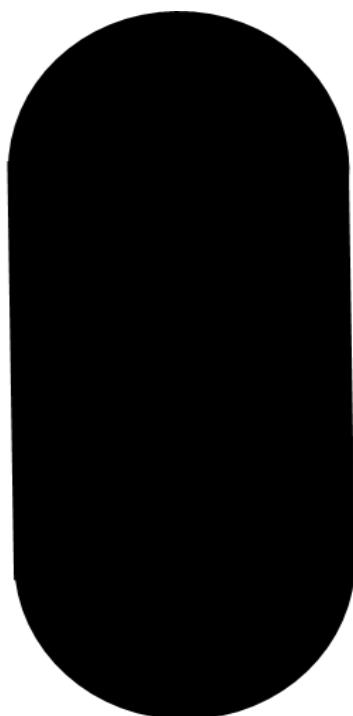
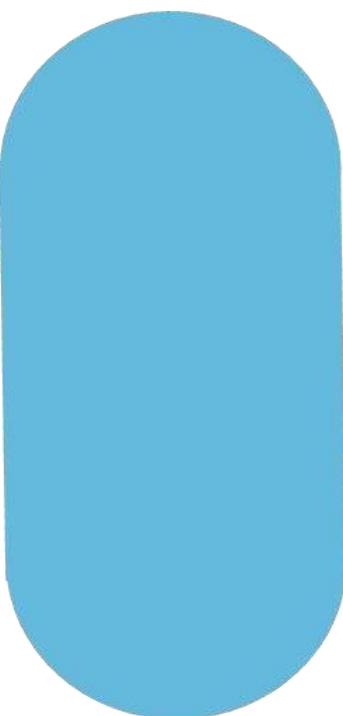
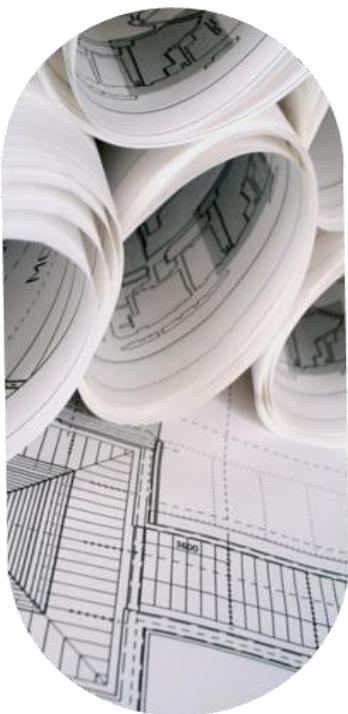


Statement in Respect of the Telford and Wrekin Local Plan Examination

Matter 2 – Vision, Priorities and Development Strategy

On Behalf of the Wappenshall Consortium

January 2026



1. INTRODUCTION

1.1 This Hearing Statement has been prepared by Marrons on behalf of the Wappenshall Consortium with respect to Matter 2 – Vision, Priorities and Development Strategy. The Consortium control SC3 – Land North of A442 Wheat Leasows.

2. MATTER 2 – VISION, PRIORITIES AND DEVELOPMENT STRATEGY

Issue 1: Have the vision, priorities and development strategy been positively prepared, are they justified and consistent with national policy, and can all be realistically achieved?

Q20 What does a 'Forest Community' mean?

2.1 To ensure the Vision is effective and to provide clarity for the application of subsequent policies within the Local Plan, the Consortium objected to the absence of a definition of the term 'Forest Community'. Without an appropriate definition, the Vision lacks clarity and could lead to confusion amongst decision-makers as what needs to be delivered to achieve the Vision.

2.2 The Council have proposed a modification to the Local Plan to include a definition of Forest Community in the Glossary, which the Consortium would support if included within the final version.

Q25 Is the development strategy sufficiently clear about the respective roles of Telford, Newport and the rural area?

2.3 Yes, the Consortium consider that the Development Strategy is sufficiently clear, with particular reference to the importance of Telford as the major service centre in the Borough and its role in providing jobs as well as further and higher education opportunities. The identification of Telford as the recipient of the majority of future growth is consistent with the National Planning Policy Framework (NPPF, December 2024), particularly Paragraph 110 and the requirement to focus significant development on locations which are or can be made sustainable. As

the largest urban area, it is also the area of the Borough with the greatest needs in terms of housing, employment, and social/community infrastructure, including existing areas of deprivation.

2.4 The Integrated Impact Assessment has considered alternative strategies in Section 5 and directing more growth to Newport and the Rural Areas. The evidence indicates that higher levels of growth in the Rural Areas has been discounted due to the locations not being well served by community facilities and public transport. Further, it is not clear whether more growth could support the scale of improvements needed to make the rural settlements more sustainable. There could also be greater negative effects on settlement character.

23rd January 2026



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