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TELFORD AND WREKIN LOCAL PLAN HEARING STATEMENT MATTER 2 – VISION, PRIORITIES AND DEVELOPMENT STRATEGY

Land at Bratton, Telford

On Behalf Of:
David Wilson Homes

Prepared By:
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Job Ref: P1826

Date: 21st January 2026

TELFORD AND WREKIN LOCAL PLAN

HEARING STATEMENT

MATTER 2 – VISION, PRIORITIES AND DEVELOPMENT STRATEGY

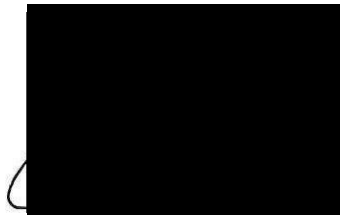
LAND AT BRATTON, TELFORD

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Signature:

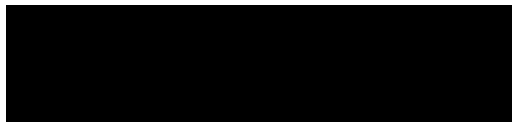


Print Name: John Pearce

Date: 21st January 2026

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Signature:



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Date: 21st January 2026

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1.0 INTRODUCTION

- 1.1 We are instructed by David Wilson Homes ("**DWH**") to submit further comments by way of this Hearing Statement to the Inspector's Matter 2 questions that relate to the Vision, Priorities and Development Strategy.
- 1.2 DWH are promoting land at Bratton alongside Boor Homes, which is included as one of the proposed sustainable communities to deliver 2,100 homes and associated facilities. DWH, therefore, are generally supportive of the Plan as a whole although suggested changes are sought to make the Plan sound as set out in our representations and further submissions below.

2.0 RESPONSE TO INSPECTOR'S QUESTIONS

Question 19 – Does the Plan set out an appropriate vision for the Borough based upon the evidence?

- 2.1 Yes, the Plan does set out an appropriate Vision for the Borough. It draws on the priorities of the Council as set out in the Council Plan, takes account of the evidence supporting the Plan and sets out a positive vision for the future of the area as required by paragraph 15 of the Framework (2023).
- 2.2 However, DWH have previously commented to the Regulation 19 consultation that the Plan period should be extended to take account of the Plan covering a period of 15 years from the date of adoption as required by paragraph 22 of the Framework. Whilst the Council have proposed to re-base the Plan period to cover the period 2021 to 2041 this will still not cover 15 years by the time the Plan is adopted. The Plan period should be extended so that it covers 15 years from the date of adoption and the housing requirement increased accordingly.

Question 20 – What does “a Forest Community” mean?

- 2.3 The Plan does not define what a Forest Community is. An explanation can be found at paragraph 5.2 of the Green and Natural Environment Topic Paper (September 2025) (TP04) which makes reference to the Borough's tree and woodland resources being located within the urban area and linking these with the provision of open space to the development of Telford as a “new town”. These trees, hedges, woodland and open spaces collectively constitute the design concept of a “forest city”.
- 2.4 The Plan does not fully explain the concept, which it could usefully benefit from if it did. Notwithstanding the above DWH are supportive of the concept and welcome the intent to deliver new hedge, tree and woodland planting for the Borough as a whole.

Question 21 – Are the vision, priorities and the development strategy justified, have they been positively prepared, and do they accord with the evidence and national policy?

- 2.5 Yes, DWH consider that the vision, priorities and development strategy are justified and positively prepared. The identification of 6 Priorities clearly inform the spatial strategy and strategic and development management policies for the Plan. They cover the key areas identified in the evidence base such as climate change, protection of the environment and delivery of housing amongst others. They correlate with the evidence base underpinning the Plan.

Question 22 – Has the development strategy been fully informed by the SA and other evidence? Is it soundly based?

- 2.6 Yes, the Integrated Impact Assessment for the Telford and Wrekin Local Plan – Non-Technical Summary (January 2025) summarises the key stage of the Sustainability Appraisal / Strategic Environmental Assessment, Equalities Impact Assessment and Health Impact Assessment that have been undertaken to support the preparation of the Plan.

Question 23 – Have reasonable alternatives been considered and clearly discounted on the evidence?

- 2.7 Yes, the Council considered three different growth scenarios and then four different options of how the development could be directed to meet the growth scenarios. At the Draft Plan (Regulation 18) stage a range of options were tested including the identification of potential sites to meet the different growth scenarios.
- 2.8 Five broad areas of growth were initially assessed of which two were discounted and the remaining three were consulted on in the Regulation 19 Plan. The reasons for why the three sustainable communities were taken

forward is set out at page 15 of the Integrated Impact Assessment for the Telford and Wrekin Local Plan – Non-Technical Summary (January 2025).

Question 24 – Is the site selection process clear and suitably robust, supported by the SA and other evidence?

- 2.9 DWH comment specifically only on the site selection process for the proposed sustainable communities and consider that in respect of these the site selection process is clear and sufficiently robust. The Telford and Wrekin Integrated Impact Assessment Report (December 2024) (**PD02**) at Appendix D assesses sites proposed as sustainable communities. The reasons why two of the proposed sustainable communities were not taken forward as set out at paragraph 7.4.5 to 7.4.7 in PD02. Conversely the reasons why the Council take the three remaining sustainable communities forward at the Regulation 19 stage are also set out at paragraph 7.4.8 to 7.4.11 of **PD02**. The site selection process was underpinned by the Sustainability Appraisal and informed by the evidence supporting the Plan.

Question 25 – Is the development strategy sufficiently clear about the respective roles of Telford, Newport and the rural area?

- 2.10 Yes, the Plan explains the development strategy in paragraphs 4.1 to 4.15 of the Regulation 19 Plan. In doing so it confirms that 8,312 dwellings are to be directed to Telford, 175 to Newport and 101 to the rural areas. The breakdown between settlements could usefully be included in Table 4 to clarify and make it clear where new allocations are to come forward and how many are to be directed to each settlement. Should the housing requirement increase or additional allocations identified in light of other DWH's other comments then there would need to be a corresponding amendment to Table 4 so that any changes to the proportions of where development were to take place was accurately reflected in Table 4.
- 2.11 Table 4 could, therefore, be amended to clarify that of the 8,588 dwellings proposed as allocations, 8,312 are in Telford, 175 are for Newport and the

remaining 101 are for the rural areas. In doing so, it would clarify and make clear the respective roles of Telford, Newport and the rural areas in the delivery of housing. As per the comments above, Table 4 would need to be updated if the requirement or allocations changes.

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