

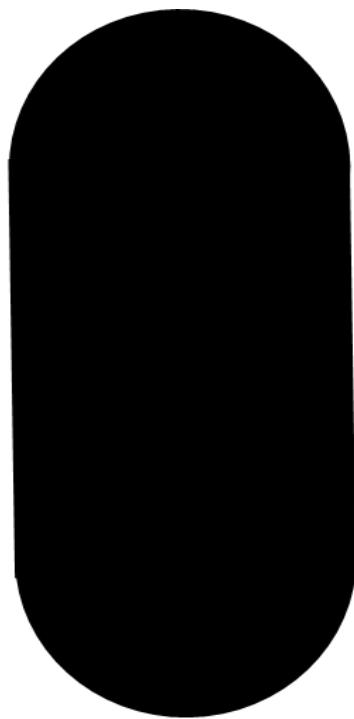
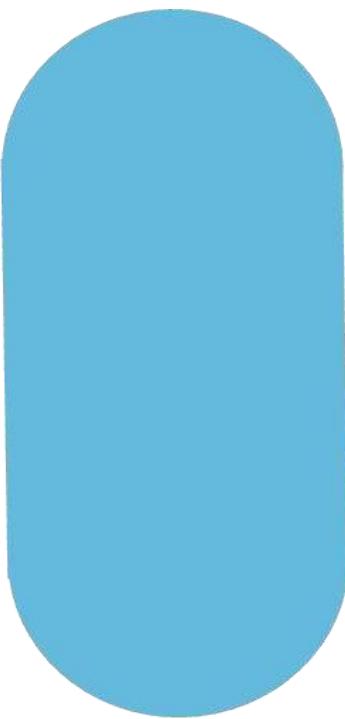
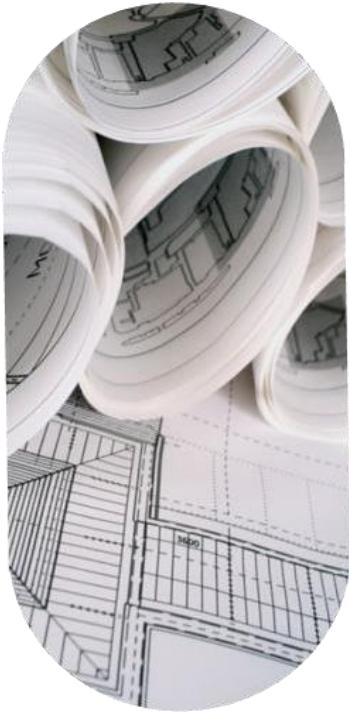


## **Statement in Respect of the Telford and Wrekin Local Plan Examination**

### **Matter 3 – Strategic Policies (Housing)**

**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 3 – Strategic Policies (Housing). The Consortium control SC3 – Land North of A442 Wheat Leasows.

## 2. MATTER 3 – STRATEGIC POLICIES (HOUSING)

### Issue 2: The five-year supply and overall housing supply position

**28. Will there be a five-year supply of specific, deliverable sites from the intended date of adoption of the Local Plan?**

**29. Does the plan make provision for a supply of specific, developable or broad locations for growth for the subsequent years 6-10 and where possible years 11-15 of the remaining plan period?**

2.1 The Consortium agree with the housing trajectory for delivery of the Wappenshall Sustainable Community (SC3) set out in the Land North of A442 Wheat Leasows Topic Paper (TW08 SC3, December 2025).

2.2 It is highly relevant when considering the realism of the delivery trajectory that the Consortium comprises (a) Homes England who are the national agency responsible for boosting housebuilding; (b) Hallam Land a vastly experienced land promoter operating across the country delivering major mixed use developments; and (c) Bellway Homes a national housebuilder experienced in delivering homes at scale. They bring them with vast experience and knowledge in delivering homes and jobs in a timely and efficient manner.

2.3 The assumptions made in relation to the expected delivery trajectory (circa 200 dwellings per annum) are based on the Consortium's experience of bringing forward similar developments elsewhere in Telford, including the Lawley Sustainable Urban Extension which achieved upwards of 300 dwellings per annum during peak delivery. The Site lends itself to multiple residential outlets for sales given the number of potential access points from the highway network.

- 2.4 The Consortium will address any questions or comments in relation to the trajectory under Matter 5, Issue 2, Question 48, and at the relevant Hearing Session.

23<sup>rd</sup> January 2026



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