



Telford and Wrekin

Local Plan Review Examination

Hearing Session Statement

Matter 6: Development Management Policies (ISSUE 2)
Representor ID: E82
Representor: Estate of David J Tringham



RIBA
Chartered Practice



23 January 2026

Representor Details

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1.0 Introduction

- 1.1 This Matter 6 Statement has been prepared by BERRYS on behalf of the Estate of David J Tringham ('our Client') which is promoting Land at A41/A518 Roundabout, Newport (the 'site') for employment development (Call for Sites Ref: 710).
- 1.2 The site is suitable for meeting the employment needs of Newport and the wider borough of Telford and Wrekin in the Plan period and should be identified as an allocation in the Telford and Wrekin Local Plan Review.
- 1.3 This Matter Statement should be read in conjunction with our representation made to the Regulation 19 consultation of April 2025 (submitted on behalf of the client by 99&9 Consulting Ltd).

2.0 Matter 6: Issue 1

Matter 6 – Development Management Policies

Issue 2: Whether the development management policies on economy and centres are justified, effective and consistent with national policy.

Policy EC1 – Employment development in the urban area and SEAs

**Question 68 (a) Are the boundaries of the Strategic Employment Areas (SEAs) justified?
(b) Do the SEAs need to be identified in the Plan for it to be sound?**

As detailed within this representor's hearing statement for Matter 4 (Issue 1), there are issues with both the quantitative and qualitative assessment of employment land needs contained within the Telford and Wrekin Economic and Housing Development Needs Assessment Part 1 2020 (EHDNA) and the Newport Employment Land Need Study October 2024 (Newport Study). These issues indicate a need for additional employment land to be allocated to meet the needs of the borough during the Plan period.

Issues raised with the quantitative and qualitative assessment of employment land needs include, significantly, concerns over the limit scope of the EHDNA and Newport Study as they merely consider the traditional employment land uses and ignore the needs of many sectors of a modern economy. The Plan's employment land allocations, Strategic Employment Area designations and economic policies are based upon the findings of the EHDNA and Newport Study and, as a consequence, seek only to accommodate and support the traditional employment land uses detailed within the EHDNA and Newport Study and are restrictive of alternative employment uses within the SEAs.

The SEA boundaries are justified by and considered an appropriate response to the evidence provided within the EHDNA and Newport Study in order to ensure that traditional employment land needs are accommodated.

However, given the limited scope of the EHDNA and Newport Study and the nature of the Strategic Employment Areas (most specifically in the Newport sub-area, where there is a single large SEA located on the south-eastern edge of the settlement) there is a failure to provide a variety and choice of employment sites in terms of location, quality and size to meet the needs of all sectors of the economy.

As a consequence, whilst no issue is raised with the SEA boundaries, additional land should be found outside of these areas to provide an appropriate choice and range of sites for all economic uses, not just for uses falling within the traditional employment use classification.