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COMMERCIAL PROPERTY ADVICE



## **TELFORD AND WREKIN LOCAL PLAN HEARING STATEMENT MATTER 6, ISSUE 5**

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**Land at Bratton, Telford**

**On Behalf Of:**  
David Wilson Homes

**Prepared By:**  
John Pearce BSc (Hons) MTPL MRTPI



Job Ref: P1826

Date: 21<sup>st</sup> January 2026

**TELFORD AND WREKIN LOCAL PLAN**

**HEARING STATEMENT**

**MATTER 6, ISSUE 5**

**LAND AT BRATTON, TELFORD**

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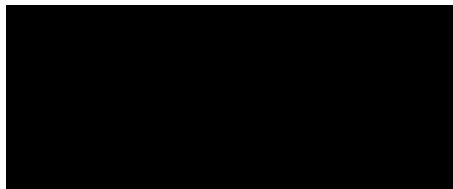
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**Issued By**

**Signature:**



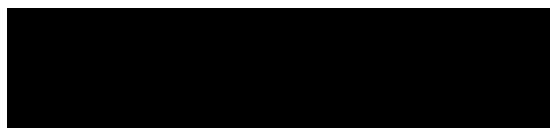
**Print Name: John Pearce**

**Date: 21<sup>st</sup> January 2026**

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**Approved By**

**Signatur**



**Print Name: Simon Hawley**

**Date: 21<sup>st</sup> January 2026**

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### **1.0 INTRODUCTION**

### **2.0 RESPONSE TO INSPECTOR'S QUESTIONS**

## **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 6 questions that relate to Issue 5.
- 1.2 DWH are promoting land at Bratton alongside Bloor 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**

**Issue 5: Whether the Development Design (DD) policies are effective and consistent with national policy.**

***Question 112 – No comment***

***Question 113 – Is there unnecessary repetition of requirements set out in other policies e.g. in sections 6 and 7 of the plan, which may make the policy unclear and ineffective?***

- 2.1 Yes, DWH consider there is unnecessary duplication and repetition between the policy and other policies in the plan. For example, parts g. and i. are similar to requirements in Policy ST1. As a number of matters are dealt with by other policies these elements could usefully be deleted from Policy DD1. In doing so it would simplify the policy and its application when considering development proposals.

***Question 114 – Is there unnecessary repetition of requirements set out in other policies, including DD1, which may make the policy unclear and ineffective?***

- 2.2 Yes, there is repetition with Policy DD1 and other policies in the Plan. Policy DD2 could be simplified to remove elements that are duplicated in other policies for example Parts B and E. Alternatively, Policies DD1 and DD2 could be combined into a single policy to ensure clarity and effectiveness.

***Question 115 – Is it clear how the policy will be applied to housing allocations and Sustainable Communities, given the design requirements for those sites / locations in Policies HO1 and HO2?***

- 2.3 The supporting text at paragraph 10.14 states that the policy provides specific guidance on the development of housing estates in the Borough against which major residential planning applications will be assessed. Whilst the

supporting text states the purpose, this could usefully be included in the policy as well. For example Policy DD3 includes a statement that states clearly what the policy refers to. Policy DD2 could benefit from the same.

- 2.4 The reference to 'housing estates' is not clear as to what this would constitute. Revised wording would help clarify what is meant by a 'housing estate'.
- 2.5 Our understanding of how the policy is intended to be applied is to guide the detailed proposals in order to deliver the Vision for the Sustainable Communities. A reference could be added to explain this, linking it back to Policy HO2, so it is clear the two policies are to be considered when assessing development proposals that are part of the Sustainable Communities.

***Question 116 – In Part 2, is the meaning of “Design Codes / Briefs”, “Estate Developments” and “Detail . . . . proportionate to the size of development” clear and unambiguous?***

- 2.6 No, the wording is not clear and is unambiguous. The wording is open ended and it is not clear as to the level of detail that would be required to be included in such documents. It is suggested that the wording be changed so that it refers to the role and purpose of Design Code / Briefs rather than trying to quantify how much information should be included within them.

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