



# Wappenshall Sustainable Community

## Statement of Common Ground

Wappenshall Consortium

March 2026





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## 1. INTRODUCTION

- 1.1 This Statement of Common Ground (SoCG) has been prepared by the Wappenshall Consortium ('the Consortium') who comprise Homes England, Hallam Land, Bellway Homes Limited, David Udale Limited and Samuel Wood.
- 1.2 The content has been prepared collectively by the Consortium and agreed with the Strategic Planning team at Telford & Wrekin Council ('The Council').
- 1.3 The SoCG has been prepared to support the progression of the Telford and Wrekin Local Plan Review (TWLPR) in respect of Land North of A442 Wheat Leasows Sustainable Community identified in Policy H02, reference SC3; also known as the Wappenshall Sustainable Community ('the Site').
- 1.4 The Plan identifies that the Sustainable Community will deliver a minimum of 3,100 homes, of which a minimum of 2,190 dwellings are to be delivered within the Plan Period to 2041, 68ha of employment land, two Primary Schools, provision of land for a Secondary School, two local centres and community, leisure and recreation facilities. An indicative Framework Masterplan for the purposes of informing the Local Plan is appended to this Statement as **Appendix 1**.
- 1.5 The Site is included in the TWLPR as a proposed allocation having been considered against reasonable alternatives, including relevant evidence, and following consultation with stakeholders and the public.
- 1.6 The Consortium have worked collaboratively with the Council to bring forward the Site and to promote their respective interests. The Consortium model has allowed the Site to be well coordinated from the beginning and will support its successful delivery throughout the Plan period and beyond.
- 1.7 The Site is available for development immediately, subject to planning permission being granted by the Council. The Parties agree that the Site is suitable, achievable and deliverable and is capable of delivering housing within the first 5 years of the plan period following adoption.
- 1.8 The remainder of the Statement sets out the agreed position in respect of the Site's current planning status (Section 2), description of the Site and its



surroundings (Section 3), details of the land ownership and control of the Site (Section 4), the proposed development including trajectory (Section 5), infrastructure requirements (Section 6), matters of agreement (Section 7), matters of disagreement (Section 7) and overall conclusions (Section 8).

## **2. CURRENT PLANNING STATUS**

- 2.1 The Site is an emerging allocation in the TWLPR.
- 2.2 The Consortium have commenced the preparation of an outline planning application, including undertaking surveys and assessments, ready for submission by no later than Q3 2026. In advance of the outline planning application submission, the Consortium are anticipating submission of an EIA Scoping Request and a Response from the Council in Q1 2026.
- 2.3 The exact form of future planning applications is being considered and it could be that this Site is brought forward through a number of outline planning applications, and future Reserved Matters applications, supported by a site-wide EIA, technical evidence base, overarching Design Brief and Masterplan.
- 2.4 It is the intention of the Consortium to enter into Planning Performance Agreement(s) with the Council, subject to acceptable terms, to help them determine the planning application in a timely manner.
- 2.5 The application(s) will reflect a Design Brief and Masterplan which will be agreed before the determination of the first planning application, during the pre-application stage.

## **3. THE SITE, SURROUNDING AREA AND CONSTRAINTS**

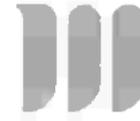
- 3.1 The Site measures circa 274.1ha and falls immediately adjacent to the existing northern edge of Telford.
- 3.2 The land sits within an arc of built or committed development adjacent to the urban area, with commercial and residential areas to the west and east, and residential development to the south of the Queensway (A442). To the north, and north-east lie the settlements of Horton, Preston upon the Weald Moors, Wappenshall Junction, and Eyton upon the Weald Moors.



- 3.3 Whilst the proposal is to create a new Sustainable Community incorporating many of the required day to day services and facilities, the Site is sustainably located with access to existing services and facilities within Telford including significant employment opportunities to the east (Hortonwood). The Princess Royal Hospital and Telford Town Centre are located circa 0.7km south and 6km south of the Site as the crow flies respectively.
- 3.4 The land is relatively flat and characterised by a series of large intensively farmed fields with field boundaries marked by hedgerows and scattered trees. On-site constraints are limited to trees and hedgerows of merit, and the flood risk associated with the Northern Interceptor Channel which runs in a north-south direction through the centre of the Site. In addition, there are a number of power lines which run across the Site, and a high pressure gas line with associated easements. Off-site, there are a number of Listed Buildings at Preston upon the Weald Moors, Wappenshall Junction, and Eyton upon the Weald Moors whose setting will influence the form of the development.
- 3.5 It is agreed that all constraints can be appropriately managed through appropriate masterplanning and mitigation.

#### 4. LANDOWNERSHIP

- 4.1 The Wappenshall Consortium controls all land within the Wappenshall Sustainable Community. A Landownership Plan is provided as **Appendix 2** and summarised in **Table 1** below:



**Table 1 – Wappenshall Consortium Landownership**

Homes England	24.25%
Hallam Land	25.5%
Bellway Homes	31.73%
David Udale Limited	17.2%
Samuel Wood	1.32%

- 4.2 The Consortium are entering into a Cost Sharing Agreement to enable working together to bring the Site forward through the planning process, including the preparation of an agreed Framework Masterplan and Design Brief. Further Agreements may be considered by the Consortium as the Site progresses.

## **5. THE PROPOSED DEVELOPMENT**

- 5.1 Wappenshall Sustainable Community will deliver a minimum of 3,100 dwellings and 68ha employment land. A minimum of 2,190 dwellings are expected to be delivered in the TWLPR Plan Period (as proposed by the Council in suggested modifications) to 2041, with all employment land deliverable within the Plan Period too.
- 5.2 **Table 2** below provides an indicative trajectory for delivery of the Wappenshall Sustainable Community during the TWLPR Plan Period based on the assumption that the Plan is adopted in 2026/27 and that the detailed representations made by the Consortium are appropriately addressed through modifications. It also assumes that the Council will deal with any planning applications in a timely fashion, supported by the relevant Planning Performance Agreement(s).



**Table 2 – Wappenshall Sustainable Community Trajectory**

<b>Year</b>	<b>Dwellings Delivery</b>	<b>Employment Delivery</b>
2029/30	20 dwellings	6ha employment land
2030/31	120 dwellings	6ha employment land
2031/32	200 dwellings	6ha employment land
2032/33	200 dwellings	6ha employment land
2033/34	200 dwellings	6ha employment land
2034/35	200 dwellings	6ha employment land
2035/36	200 dwellings	6ha employment land
2036/37	200 dwellings	6ha employment land
2037/38	200 dwellings	6ha employment land
2038/39	200 dwellings	6ha employment land
2039/40	225 dwellings	6ha employment land
2040/41	225 dwellings	2ha employment land
<b>Totals</b>	<b>2,190 dwellings</b>	<b>68ha employment</b>

- 5.3 2,190 dwellings are expected to be delivered on the Site during the TWLPR Plan Period to 2041, with 910 dwellings deliverable thereafter.
- 5.4 Delivery assumptions are based on the submission of an outline planning application by no later than Q3 2026. Given the intentions of the Consortium and the Council to enter into a Planning Performance Agreement, it is expected that outline planning permission will be approved by the Council's Planning Committee by no later than Q3 2027, with the associated signing of the Section 106 agreement and formal grant of outline planning permission by no later than Q1 2028.
- 5.5 Submission of the first Reserved Matters and discharge of pre-commencement condition applications (most likely by Bellway Homes) is expected thereafter by no later than Q3 2028, with approval by no later than Q1 2029. Site works are expected to commence by no later than Q1 2029/30, with first completions by no later than Q1 2030.



- 5.6 Once fully underway, it is expected that there will be at least four outlets for delivery reflective of four independent phases (see Phasing Plan at **Appendix 3**), with potential for multiple flags per outlet and affordable housing delivery in addition, delivering circa 50 dwellings per annum per outlet. The Consortium consider that this is realistic assumption, including with reference to delivery rates at Lawley SUE where delivery rates peaked at 305 dwellings in 2018/19.
- 5.7 68ha of employment land will be delivered on the Site for use classes B2, B8 or E (employment uses). The employment land sits to the west of the Site and will be accessed directly off the A442 to remove potential for conflict with other vehicle traffic. The land will be accessible via walking and cycling routes from other parts of the site. The land is expected to deliver a mix of development plots similar to recent local developments including Hortonwood West, T54 and NI Park. This will help provide a range of plot sizes and smaller 'grown on units' to strategic level employment opportunities to grow the Borough's industrial and economic base.
- 5.8 The delivery trajectory at **Table 2** assumes consistent delivery of circa 6 hectares of employment land per annum from 2029/30, with the final 2 hectares delivered in 2040/41. However, due to the nature of B2, B8 or E employment uses and the intentions of end users, which are unknown at this stage, it is likely that the amount of employment land developed each year will vary, and that circa 6 hectares per annum should be taken as an average.

## **6. INFRASTRUCTURE REQUIREMENTS**

- 6.1 The Consortium will produce a draft Design Brief document which will set out key Sustainable Community wide issues including the provision and phasing of infrastructure to be approved by the Council.
- 6.2 The Consortium will be providing financial contributions towards off-site highway works identified in the Infrastructure Delivery Plan, where those are necessary to facilitate delivery of the Site in mitigating its impact, and where such contributions are CIL compliant, subject to viability.
- 6.3 Wappenshall Sustainable Community will also include provision of two mixed-use Local Centres including Mobility Hubs, land for two 2 Form Entry



(FE) Primary Schools with Nursery provision to serve the new Community. In addition, land for an 8FE Secondary School will be provided by the Consortium. This will serve the needs of the new Community and the other allocated Sustainable Communities - SC1 Land at Bratton and SC2 Land North East of Muxton. The other Sustainable Communities will compensate for any land provided over and above that required by SC3 through the Section 106 Agreement. All facilities / land to be made available will be provided at appropriate trigger points agreed with the Council, based on appropriate evidence.

- 6.4 Additionally, the Wappenshall Sustainable Community will deliver around 133ha (almost 50%) of the Site as Green Infrastructure. This will include space for woodland planting which reflects the Council's aspiration for a 'Forest Community', provision of new recreational routes connecting with existing routes on the northern edge of Telford and links to off-site attractions (such as Wappenshall Wharf), and heritage interpretation to bring the history of the locality to life. The Sustainable Drainage Strategy will attenuate water on-site and deliver off-site benefits where appropriate, creating a range of multi-functional water networks that help to bring the history of the area to life whilst also contributing to flood mitigation and a blue recovery. This will support achievement of at least 10% Biodiversity Net Gain.

## **7. MATTERS OF AGREEMENT**

- 7.1 The above commentary on the Site's current planning status (Section 2), description of the Site and its surroundings (Section 3), details of the land ownership and control of the Site (Section 4), the proposed development including trajectory (Section 5) are agreed.
- 7.2 It is also agreed that the identification of the Wappenshall Sustainable Community is justified, effective, and consistent with national planning policy, in particular Paragraph 77 of the National Planning Policy Framework (NPPF, December 2024), and therefore sound.

## **8. MATTERS OF DISAGREEMENT**

- 8.1 There are currently a number of matters of disagreement or requiring further clarification to ensure the Plan is sound and to help improve application of



the Plan, as detailed in the Wappenshall Consortium's Hearing Statements, namely:

- The application of an appropriate requirement for Affordable Housing (see the Consortium's Matter 6 Hearing Statement).
- Assumptions set out in the Viability Assessment and how it reflects against the assumed £15,000 per plot costs of strategic infrastructure and mitigation for the proposed Sustainable Communities (see the Consortium's Matter 6 Hearing Statement).
- Inclusion of a mechanism within the TWLPR to secure through a Section 106 agreement compensation from SC1 Land at Bratton and SC2 Land North East of Muxton for provision of land and build cost for the Secondary School proposed on the Wappenshall Sustainable Community (see the Consortium's Matter 5 Hearing Statement).
- Clarification on the appropriate level of off-site highway works required to make the development of the Wappenshall Sustainable Community acceptable in planning terms.
- Policy Strategic S7 with regard to clarity as to when contributions towards 'on-going revenue' might be sought, lack of reference to the need for contributions being collected towards the cost of land offsite to deliver infrastructure necessary to make development acceptable in planning terms, and the proposed viability clawback mechanism set out in Part 4 of the Policy (see the Consortium's Matter 4 Hearing Statement).
- The Council's desire for 20% Biodiversity Net Gain (BNG), and need for a revision to the Policy to remove reference to this being subject to viability (see the Consortium's Matter 6 Hearing Statement).
- Clarification on the appropriate level of off-site highway works required (see Matter 5 Hearing Statement).
- Revisions to the wording of Policy SC3 (see Matter 5 Hearing Statement).



- The requirement for delivery of housing as Self-Build or Custom Housebuilding plots (see the Consortium's Matter 6 Hearing Statement).
  - The requirement for on-site or local renewable energy generation and storage (see the Consortium's Matter 6 Hearing Statement).
  - Clarification regarding the management responsibilities of the Northern Interceptor Channel post development with Severn Trent Water (see the Consortium's Matter 5 Hearing Statement).
  - Other points of clarity including the inclusion of a definition for the term 'Forest Community', for which the Consortium supports the Council's proposed modification to the Plan to include in the Glossary (see the Consortium's Matter 2 Hearing Statement), and in relation to Policies HO3, CC1, CC2, NE4, DD2, ST1 and ML1 (see the Consortium's Matter 6 Hearing Statement).
- 8.2 The Wappenshall Consortium are keen to facilitate dialogue with the Council and other relevant statutory bodies in order resolve the matters of disagreement as far as possible ahead of the Hearing sessions.

## 9. CONCLUSION

- 9.1 This SoCG has been prepared by the Parties to demonstrate to the Inspector that the proposed allocation of the Site under policy SC1 in the TWLPR is suitable, available and deliverable and that it will contribute to the overall delivery of housing and employment within the Plan Period.
- 9.2 The proposed allocation is supported by all Parties, who confirm that there are no technical, physical or environmental reasons that would prevent the development of the Site.
- 9.3 The Consortium remains committed to working with the Council in order to bring forward the allocation for development to meet the identified housing and employment needs of the district.
- 9.4 We confirm that the Site is deliverable and if allocated will come forward as anticipated.



Marrons  
March 2026

## APPENDICES

Appendix 1 – Framework Masterplan

Appendix 2 – Landownership Plan

Appendix 3 – Phasing Plan

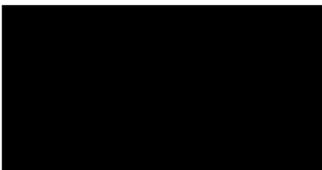
## SIGNATORIES

Signed on behalf of Telford and Wrekin Council



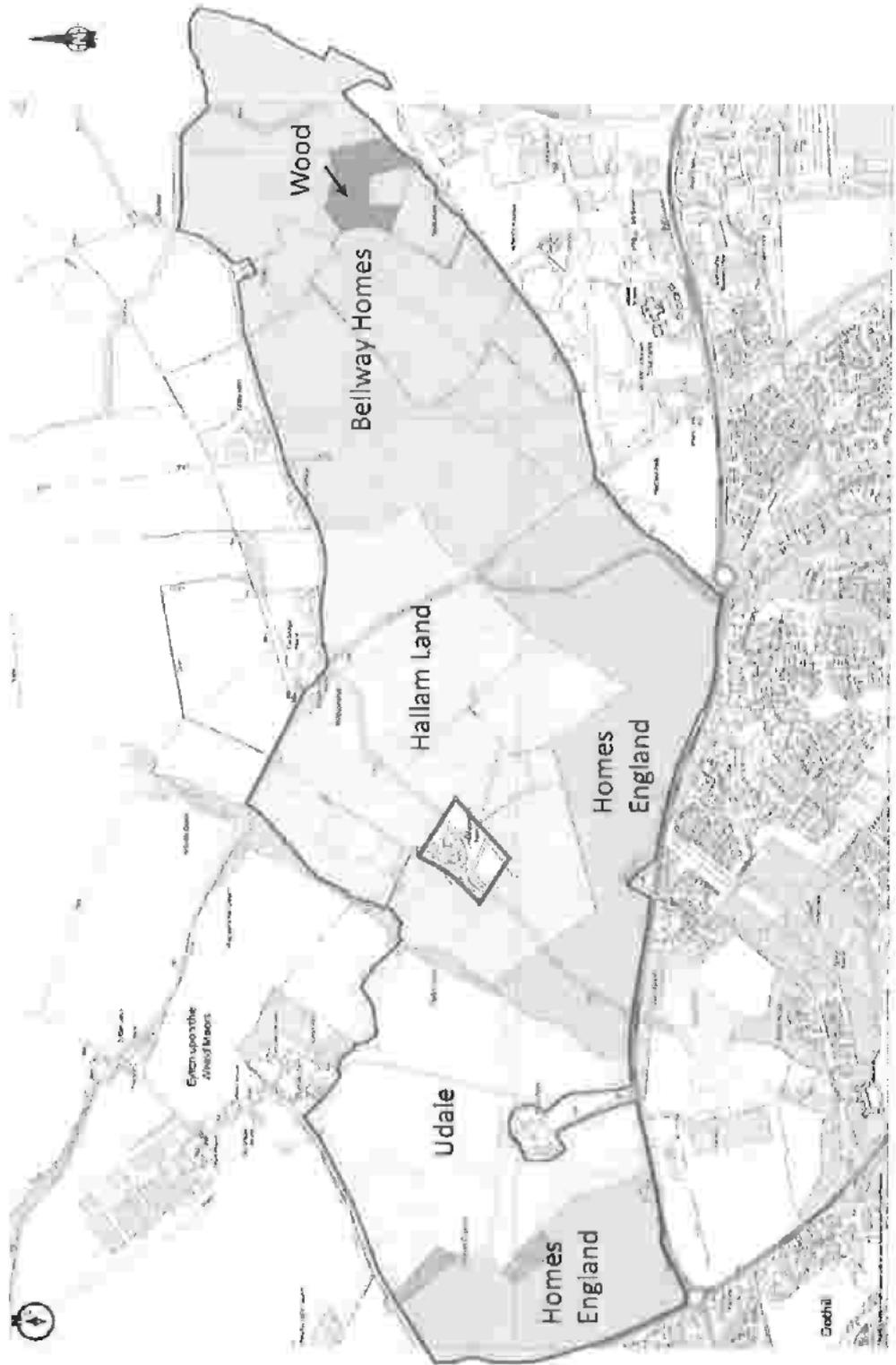
James Dunn - Director

Signed on behalf of the Wappenshall Consortium



GARY STEPHENS





0800 010 1000

Project: Wappenshall, Telford  
Drawing Title: Landowner Plan

Scale: not to scale  
Drawing No: 05  
Date: 16.12.2025  
Revision: A

Previous upon the World Map

**Key**

- Site Boundary
- Vehicle Access
- Indicative Adopted Highway
- Temporary Construction Access
- Temporary Phase 1a Road
- Employment Phase (250-500 sqm / 60-70 dwellings)
- Phase A1
- Phase A2
- Residential Phases (85-110 sqm, c.3,000 dwellings)
- Phase B
- Phase C
- Phase D
- Secondary School
- Primary School
- Neighbourhood Centre
- Other Community Use (Sports Hub)
- Green Infrastructure Corridors



Proprietors/Landowners: Mellum Land, Dalhousie Homes Limited, Homes England, J.H. Sankey & Sons, David Udale Ltd, Sydney Farms Ltd, Semual Wood

Wappeshall Consortium  
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PHASING PLAN

