



Acres Land & Planning Ltd

'Acres of space'

Hallam Land Management Ltd
Respondent No.
Matter 8 Omission Sites

TELFORD & WREKIN LOCAL PLAN 2011-2031: CORE STRATEGY EXAMINATION MATTERS, ISSUES AND QUESTIONS.

MATTER 8 – SITE ALLOCATIONS (INCLUDING OMISSION SITES) – LAND AT WAPPENSHALL

Introduction

8.1 Are the allocated sites appropriate and deliverable, having regard to the provision of the necessary infrastructure and facilities, and taking account of environmental constraints?

The Council has promoted a range of sites, many of them brownfield, and 2/3 of them owned either by the HCA or the Council. Indeed, public ownership, although not a planning matter as such, emerges as a key criterion of the Sustainability Appraisal of the Plan.

We have not done a comprehensive assessment of all the allocated sites, however one of the privately owned sites (at Priorslee) for 1,100 dwellings has already been granted outline planning consent and therefore we would assume it is deliverable.

Another key site at Muxton however is both underlain by minerals and also designated as Grade 2 agricultural land. This may not however render it undeliverable.

Two of the Rural allocations, at Crudginton and Allscot are remote brownfield allocations, comprising former agricultural/industrial plants, have been granted outline consent but there is no sign of the sites coming forward.

8.2 Is the overall site selection methodology robust and transparent?

We are not convinced that the selection methodology was entirely robust. The Council measured the sustainability of the allocated sites, but did not carry out the same exercise on the competing land.

At an earlier stage of the plan we undertook an objective assessment of all the Council's allocations and measured them against the Wappenshall land – looking at both constraints and opportunities. We discovered that Wappenshall performed extremely well, if not better than most of the allocated sites.

8.3 Level of detail for allocations.

No comment

8.4 Wappenshall Waterside.

The land at Wappenshall promoted by Hallam Land Management extends to 89 ha (221 acres) and lies north of Queensway (A442). It slopes northwards to the current disused Shrewsbury & Newport Canal at Wappenshall Junction and surrounds Wappenshall Farm which will remain intact within the new development. The site lies immediately adjacent to available Homes & Communities Agency land which directly borders the A442. This land is 43.5ha in size and identified as Site HCA11 'North of Telford (off the A442 Queensway)' within the Marches LEP Strategic Economic Plan which indicates that it is earmarked for future development.

Together the land owned by the Crow family and the HCA create an ideal and logical 'Sustainable Urban Extension' to the north of Telford which will bring a broad range of housing, employment, heritage and tourism benefits to the town. These meet many of the Aims and Objectives outlined in paragraph 2.2.6 of the Publication Local Plan and have previously been tested as highly sustainable – in comparison with other potential allocations around the town – work which was undertaken by Turley and shared with officers of the Borough Council both during previous meetings and at the Pre-submission Local Plan Stage. The Turley Assessment concluded that Wappenshall performed at least as well, and in some case much better, than the other strategic sites being allocated in the town (including those already benefitting from planning consent), including Alscott, Crudginton and more recently Priorslee.

In terms of economic development, the proposed MOD Fulfilment Centre at Donnington, will safeguard 1,200 local jobs including 700 at the base itself. It will also potentially result in around 400 new jobs at the base plus over 300 new jobs in the supply chain. This is within about 2 km of Wappenshall and therefore ideal in terms of the homes/jobs relationship. The International Rail Freight Depot at Hortonwood, will also bring new activity and additional jobs to the area within sight of Wappenshall helping to boost the Hadley Park and Hortonwood Industrial zone and bringing new jobs within walking distance of the Wappenshall site. Furthermore, the new I 54 Industrial Park at Stafford Park, to the east of Telford will create a massive opportunity to attract motor components firms and for local companies to develop and thrive bringing significant additional jobs to the town. This is linked to the JLR I 54 Engine Factory, which lies on the M54 at Wolverhampton, only 20 minutes' drive from the Wappenshall site.

The combined 132.5 ha (Crow/HCA) site is highlighted in a 'Vision Framework' which was prepared by Turley Masterplanning in December 2014. This shows the exciting regenerative opportunities created by the proposal in helping to restore a key section of the Shrewsbury and Newport Canal – part of which is believed to be the second oldest canal in the country. The Wappenshall scheme would create an imaginative new 21st Century waterside community on the northern edge of the town which would set a new standard for urban design comparable to Dutch model forms of development. The scheme has the potential to offer major economic, heritage and tourist opportunities providing a vital counter-balance to Ironbridge and presenting huge opportunities to Telford in terms of bringing economic investment, life and vitality to the town.