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1 Introduction

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This is an interim report to provide an updated picture of the supply of employment land in Telford & Wrekin at April 2012. The last review of employment land was undertaken in 2006⁰ and much has changed in that time.

Some of the land included in the last review has been developed or has planning approval for development, whilst other land has become potentially available for employment development. Sites that had a valid planning approval for development on 1st April 2012 have been excluded from the Employment Land Review and are instead listed within the council's Annual Monitoring Report. There are some sites that overlap between the supply identified in this review and the Annual Monitoring Report, this is due to the unique situation within Telford where some land continues to retain New Town era planning permission which does not expire.

The supply of employment land included in the 2006 review provides the basis for this report. Land that was identified in 2006 and which has remained undeveloped at April 2012 has been brought forward in to the updated supply. Further new land has been identified as potentially available for employment development from the following sources:

- Land that was allocated for employment development in the Central Telford Area Action Plan (adopted 2011).
- Land that was advertised as having potential for employment development in the Estates Gazette on 1st April 2012.
- Land from earlier related studies that has remained undeveloped and without planning permission on 1st April 2012.
- Land that was identified as suitable for employment development by those who responded to the SHLAA call for sites in 2012.

The 2006 Employment Land Review provided a projection of how much land would be required for employment development in order to meet different levels of population growth up to 2026. This new review of employment land will also provide a projection of land requirements for the period up to 2031 in order to inform the new Shaping Places Local Plan. Work is ongoing on these demand aspects of the review and so this interim report provides a summary of the potential supply of land for employment development that has been identified and assessed so far.

The ultimate objective of the new employment land review will be to identify a portfolio of sites for employment development up to 2031. A final report will be published later in 2013.

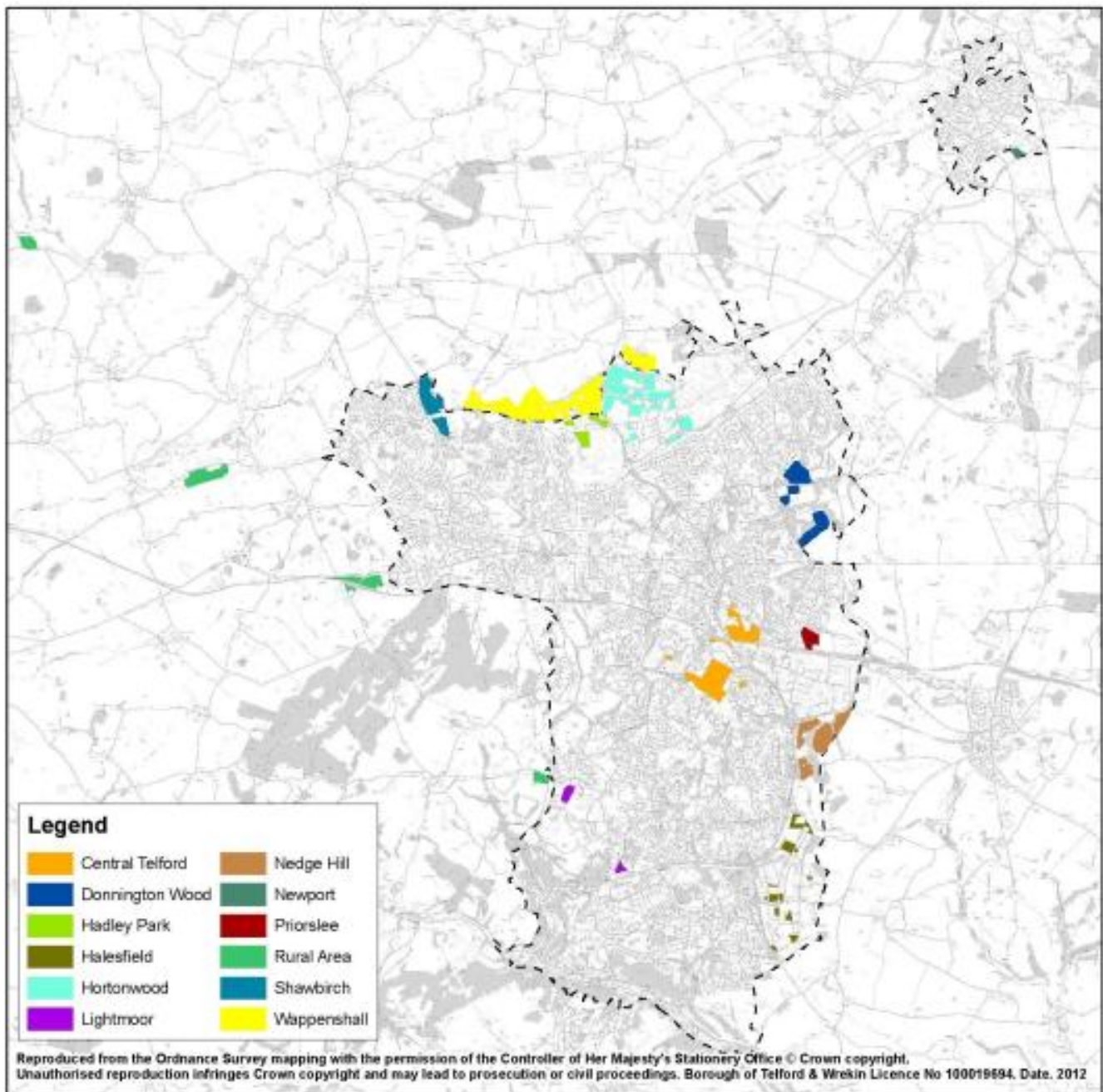
2 Assessment of Sites

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2.1 66 sites (totalling 378 hectares) have been identified for inclusion in the Employment Land Review. This is a significant increase in comparison with the 2005 and 2006 Employment Land Reviews which identified 195 and 212 hectares of land respectively. This large increase is due to the additional sites brought in to this study as detailed in the previous section.

2.2 A map of all the sites included in the assessment is shown below. The sites are grouped by the same geographical areas as set out in the appendix.



2012 Employment Land Review Sites by Geographical Area

2.3 The 66 sites have been assessed against a range of criteria relating to their setting and surroundings, relevant designations, transport access and ground conditions. The full findings of the assessment for each of the sites are set out in the appendix.

2 Assessment of Sites

Summary Findings of the Assessment of Sites

2.4 The following table sets of the summary statistics of the sites by their geographical area.

Employment Area:	Total Site Area (hectares):	Percentage of Total Area:	Number of Sites:
Central Telford	22.16	6%	6
Donnington Wood	35.65	9%	4
Hadley Park	11.25	3%	4
Halesfield	18.85	5%	14
Hortonwood	62.21	16%	18
Lightmoor	7.23	2%	2
Nedge Hill	38.93	10%	5
Newport	3.05	1%	1
Priorslee	9.09	2%	1
Rural Area	39.84	11%	6
Shawbirch	25.42	7%	2
Wappenshall	104.22	28%	3
Total:	377.9	100%	66

2.5 Wappenshall has by far the largest stock of potential employment land and it has the two largest sites - both above 20 hectares. All of the sites in this area currently fall outside Telford's existing development boundary so they are comparatively less likely to be deliverable in the short term under existing planning policy.

2.6 The largest potential supply of employment land that could be delivered under current planning policy is in Hortonwood. As one of the existing employment parks in Telford, this large potential supply provides an excellent opportunity to locate economic development in the borough well in to the next plan period. Other employment parks and industrial estates within Telford that also continue to have a good supply of land with potential for employment development are Donnington Wood, Hadley Park, Halesfield and Nedge Hill.

2.7 Central Telford contains 22 hectares of potential development land supply. 19 hectares of this is derived from three allocations of land for B1a office development that were made in the Central Telford Area Action Plan.

2.8 In contrast, Newport currently has a potential supply of just over 3 hectares. This is provided on one site at Audley Avenue that was allocated for employment development in the Wrekin Local Plan.

2 Assessment of Sites

2.9 The Rural Area has a potential supply of just under 40 hectares over 6 sites, which are concentrated around Roden, Allscott, Coalmoor and Junction 7 of the M54. The latter two areas adjoin Telford's current development boundary so the delivery of these would constitute urban extensions. The sites at Wappenshall also adjoin Telford's development boundary, as this is a large supply that would skew the figures for the rural area they have been excluded and are treated as a distinct area. Roden and Allscott are stand alone sites within the rural area but are associated with existing rural settlements.

2.10 Apart from Coalmoor, all of the rural area sites are also included in the SHLAA, so they may not all be deliverable for employment development alone and may instead be considered appropriate for housing or mixed use development. Across all of the potential supply identified in this review, 46 sites (333 hectares, 88%) are also included in the SHLAA. The vast majority of the remaining sites that are not in the SHLAA are in Hortonwood and Halesfield.

2.11 Just over half of the potential land supply (193.5 hectares, 51%) in this assessment comes from nine sites that are larger than 10 hectares. With the exception of Allscott, all of these large sites are within Telford or adjoining the current development boundary at Wappenshall.

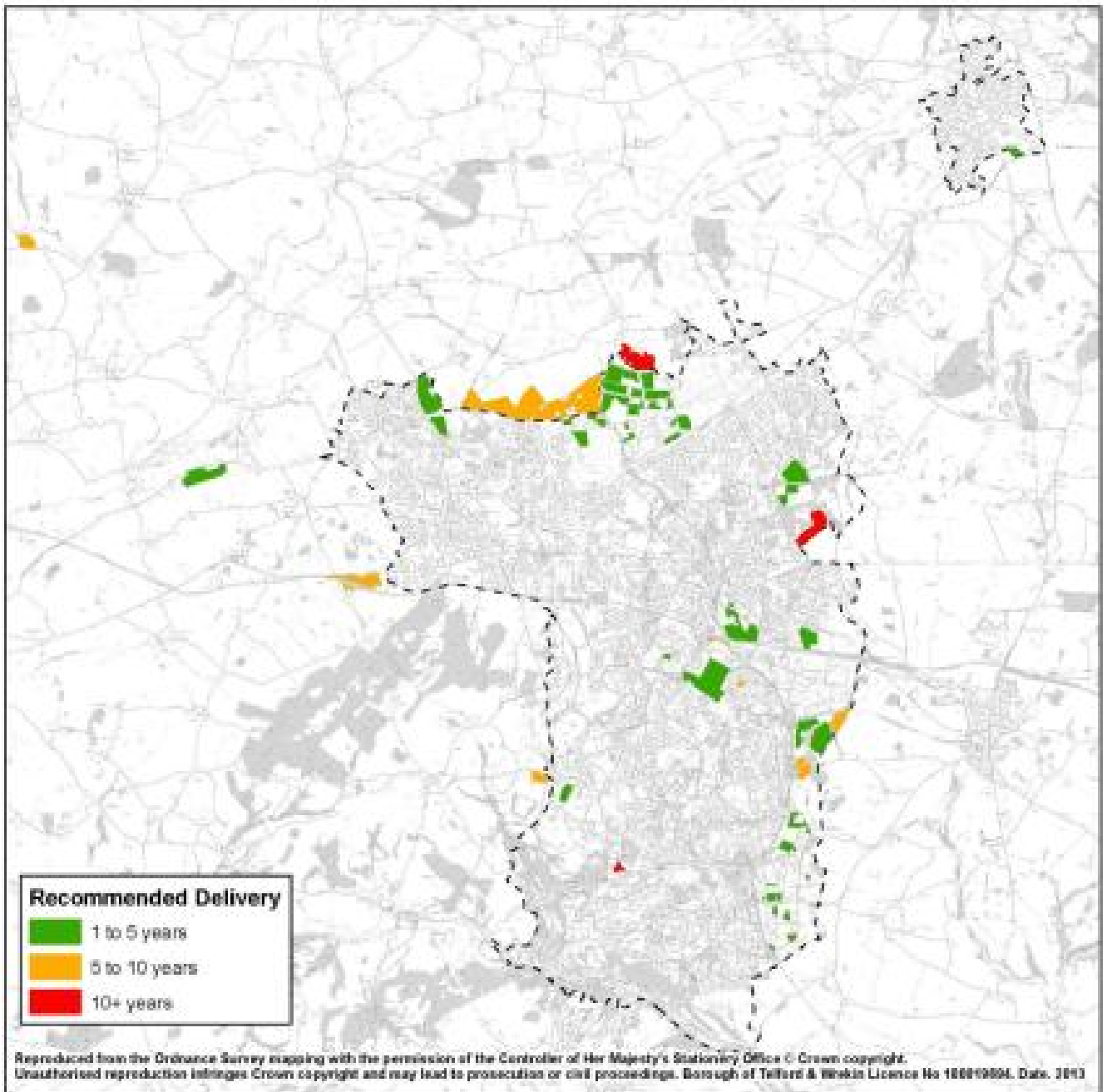
2.12 In terms of existing or previous use, 83% (314.45 hectares) of the land supply is greenfield. Nearly all of the brownfield land supply is located within Telford, at Central Telford, Donnington Wood and Lightmoor. Allscott is the only site in the rural area that is brownfield.

2.13 14 sites are affected by existing planning designations or policy. 5 of these sites (33.49 hectares, 9%) are partly or wholly within the Green Network or the Central Telford Green Spaces designation. 9 of the sites (127.61 hectares, 34%) are in the rural area but not associated with a key settlement where development is to be focused. 52 sites (216.49, 57%) are not currently affected by specific planning policies or designations.

2.14 In terms of site specific constraints to development, 6 sites are affected by undulating or sloping topography (30.87 hectares, 9%), 11 sites fall within medium or high risk flood zones (79.48 hectares, 21%), 2 sites are affected by landfill (17.1 hectares, 5%) and 2 sites are affected by identified mineshafts (15.86 hectares, 4%). In total, approximately one third of total potential land supply assessed is affected by one or more ground constraints.

2.15 Taking all of the findings of the site assessments in to account, the review of employment land has identified the likelihood of bringing forward each of the 66 sites forward for development over three phased time periods; 1 to 5 years, 5 to 10 years, and 10+ years. This phasing is shown on the map below.

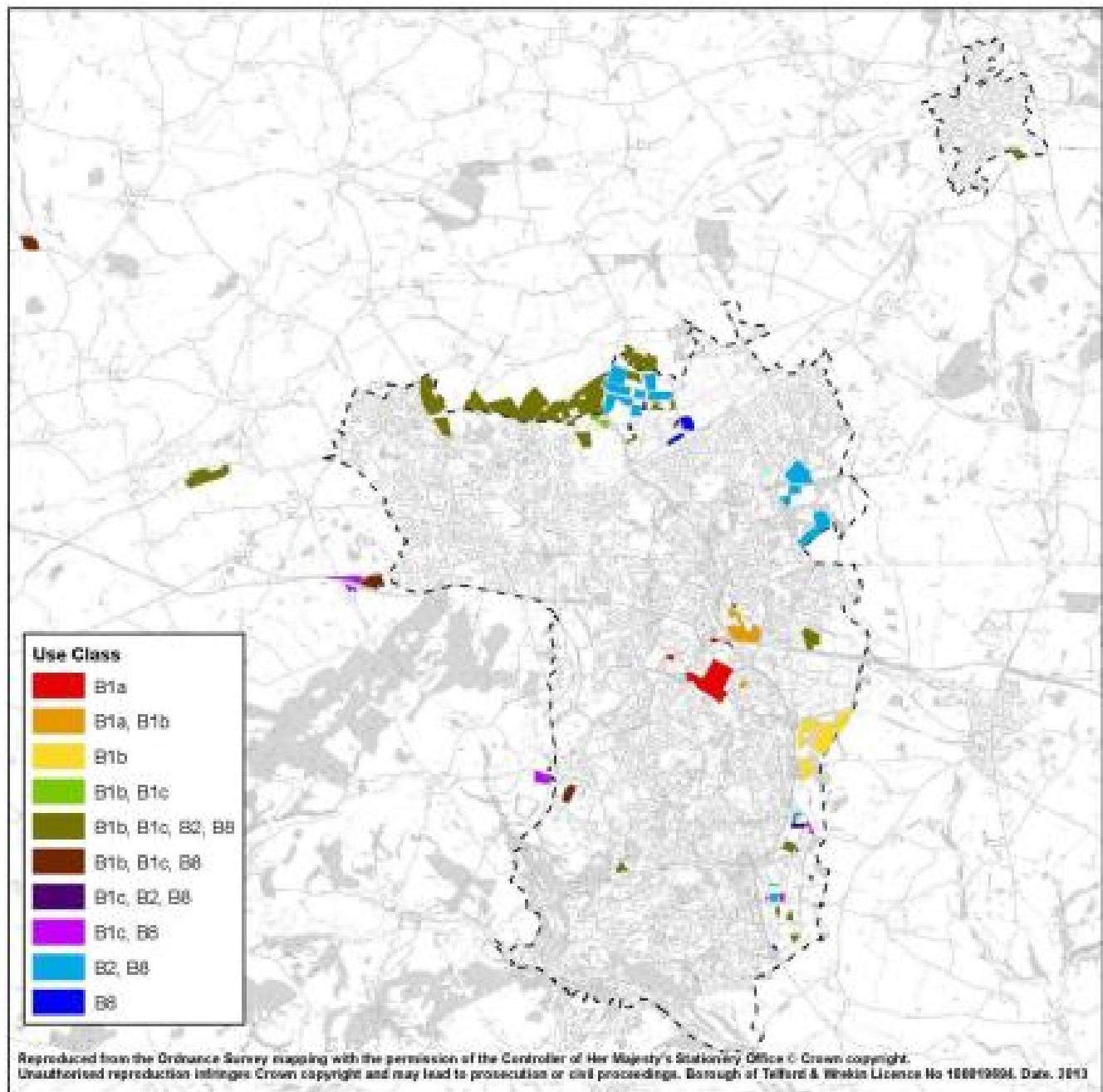
2 Assessment of Sites



Likely Phased Delivery of Potential Employment Development Sites

2.16 Taking in to account the findings of the assessment, the most appropriate type of employment development to be considered on each of the sites has been identified and is shown on the map below. This is purely an indication of the most appropriate type of employment development and does not preclude other land uses from coming forward on these sites.

2 Assessment of Sites



Indication of the Most Appropriate Class of Employment Development

3 Future Updates

3 Future Updates

3 Future Updates

3.1 Further work is being undertaken to determine how much of this potential supply of land for employment development will be required to be delivered by the Shaping Places Local Plan period up to 2031. A full Employment Land Review report which will set out these requirements will be published later in 2013.

3.2 Further update to the land supply identified in this interim report is also required as some sites have received planning approval for development since 1st April 2012, whilst other sites have become potentially available in the future, most notably the Dairy Crest factory site in Crudgington which has been announced for closure in 2014. The new report will therefore use 1st April 2013 as the date forming the basis for the assessment of sites.

3.3 The full Employment Land Review 2013 report will be used to inform the future site allocations in the Shaping Places Local Plan and it will be published in time for the public consultation period for the Draft Plan.

In the meantime, if you have any queries or are aware of any sites to be included in the updated Employment Land Review, then please contact the Environment & Planning Policy team at Telford & Wrekin Council:

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4 Appendix

Central Telford Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Colliers Way	Old Park	Town Centre	<ul style="list-style-type: none"> School (D1) Woodland Vacant Land 	Vacant Land (BR)	Allocated Site	1.16	Secondary Road 5 mins	N	None	Y	B1a B1b B1c	B1a	1 to 5	CTAAP	Y
2	Hollinswood Road	Central Park	Employment Park	<ul style="list-style-type: none"> Offices (B1a) Light industrial (B1b) General industrial (B2) Retail (A1) Financial and professional (A2) 	Vacant Land (BR)	Allocated Site	14.62	Secondary Road 5 mins	Y	Mineshafts Landfill Undulating site	Y	B1a B1b B2 B8	B1a B1b	1 to 5	CTAAP	Y
3	Telford Way	Central Park	Employment Park	<ul style="list-style-type: none"> Offices (B1a) General industrial (B2) Woodland Highways other vacant land 	Vacant Land (BR)	Allocated Site	3.12	Primary Road 5 mins	N	None	Y	B1a B1b B1c B2 B8	B1a B1b	1 to 5	CTAAP	Y
4	Land at Furnace Road	Snedshill	Stand Alone Site	<ul style="list-style-type: none"> Storage and distribution (B8) Retail (A1) Residential (C3) Electricity sub station Woodland Highway Other Vacant Land 	Vacant Land (BR)	None	0.48	Primary Road 5 mins	N	None	Y	B1b B1c B8	B1b B1c B8	1 to 5	Estates Gazette	N
5	Dale Acre Way	Hollinswood	Stand Alone Site	<ul style="list-style-type: none"> Offices (B1a) Residential (C3) Grassland Woodland 	Grassland Woodland (BR)	Designated green space	1.24	Secondary Road 5 mins	N	Mineshaft	N	B1a B1b B1c	B1a B1b	5 to 10		Y
6	Rampart Way	Town Centre	Town Centre	<ul style="list-style-type: none"> Offices (B1a) Hotels (C1) Highways Footpath/cycleway Landscaped areas 	Vacant Land Woodland (BR)	None	1.54	Primary Road 5 mins	N	Sloping Site Linear shape	Y	B1a B1b B1c	B1a	5 to 10		Y

Donnington Wood Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Deer Park Court	Donnington Wood	Employment Park	<ul style="list-style-type: none"> Offices (B1a) Hotels (C1) Highways Footpath/cycleway Landscaped areas 	Vacant Land (BR)	New Town Planning Permission	2.73	Service Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B2 B8	1 to 5	HCA	Y
2	Land South of Granville Road	Donnington Wood	Employment Park	<ul style="list-style-type: none"> Light industrial (B1c) General industrial (B2) Storage and distribution (B8) Woodland Highway Residential 	Vacant Land (BR)	New Town Planning Permission	3.29	Service Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B2 B8	1 to 5	HCA	N
3	Land at Donnington Wood Way/ Granville Road	Donnington Wood	Stand Alone Site	<ul style="list-style-type: none"> General Industry (B2) Warehousing (B8) Woodland Other vacant land 	Vacant Land Scrubland (BR)	New Town Planning Permission	14.30	Primary Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B2 B8	1 to 5	HCA	Y
4	Redhill Way	Donnington Wood	Stand Alone Site	<ul style="list-style-type: none"> General Industry (B2) Warehousing (B8) Residential Woodland Grassland Highways Scrubland Other vacant land 	Agricultural Composting facility (GR)	Green Network Part Wildlife Site	15.32	Primary Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B2 B8	10 to 15	SHLAA	Y

Hadley Park Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Hadley Park East	Hadley Park	Employment Park	<ul style="list-style-type: none"> Offices (B1a) Factory (B2) Nursery (D1) Residential (C3) Hotel (C1) Highway Woodland Landscaping Other 	Vacant Land (GR)	New Town Planning Permission	1.97	Service Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B1b B1c	1 to 5	HCA	Y
2	Hadley Park East	Hadley Park	Employment Park	<ul style="list-style-type: none"> Offices (B1a) Light Industrial (B1c) Hotel (C1) Residential (C3) Highway Agricultural land Footpath/cycleway 	Vacant Land (GR)	New Town Planning Permission	1.64	Service Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B1b B1c	1 to 5	HCA	Y
3	Hadley Park East	Hadley Park	Employment Park	<ul style="list-style-type: none"> Offices (B1a) Research and development (B1b) General industrial (B2) Residential (C3) Former canal Footpath and cycleway 	Vacant Land (GR)	New Town Planning Permission	6.14	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	WLP	Y
4	Land at Queensway Business Park, A442	Hadley Park	Employment Park	<ul style="list-style-type: none"> Light industrial (B1c) Residential (C3) Specialist school (D1) Former canal Agricultural land Other vacant land 	Vacant Land (GR)	New Town Planning Permission	1.50	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	C&P	Y

Halesfield Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Halesfield 25	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • Light Industry (B1c) • General Industry (B2) • Railway line • Highways • Agricultural land 	Vacant Land (GR)	New Town Planning Permission	1.64	Service Road 5 to 10 mins	Y	None	Y	B1b B1c B2 B8	B2 B8	1 to 5	HCA	Y
2	Halesfield 25	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • Light Industry (B1c) • General Industry (B2) • Railway line • Highways • Agricultural land 	Vacant Land (GR)	New Town Planning Permission	2.03	Service Road 5 to 10 mins	Y	None	Y	B1b B1c B2 B8	B1c B2 B8	1 to 5	HCA	Y
3	Halesfield 18	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • General Industry (B2) • Woodland • Electricity Sub Station 	Vacant Land (BR)	New Town Planning Permission	2.03	Service Road 5 to 10 mins	N	Flood Zones 2&3	Y	B1b B1c B2 B8	B2 B8	1 to 5	HCA	Y
4	Halesfield 23/24	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • Light industrial (B1c) • General industrial (B2) • Woodland • Other vacant land 	Vacant Land (GR)	None	0.44	Service Road 5 to 10 mins	N	None	Y	B1b B1c B8	B1c B8	1 to 5	HCA	Y
5	Halesfield 24	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • Light industrial (B1c) • General industrial (B2) • Railway • Woodland • Grassland • Other vacant land 	Scrubland (GR)	Allocated	3.78	Service Road 5 to 10 mins	Y	Sloping Site Flood Zones 2&3	Y	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	WLP	N
6	Halesfield 1	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • Light industrial (B1c) • General industrial (B2) • Agricultural land • Other vacant land. 	Vacant Land (GR)	New Town Planning Permission	1.37	Service Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B1c B8	1 to 5	HCA	Y
7	Halesfield 18/20	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • Light industrial (B1c) • General industrial (B2) • Storage and distribution (B8) • Nursery (D1) • Woodland • Other vacant land 	Woodland (GR)	New Town Planning Permission	1.00	Service Road 5 to 10 mins	N	Sloping site	N	B1b B1c B2 B8	B1c B8	1 to 5	WLP	N
8	Halesfield 2	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • Light industry (B1c) • General industry (B2) • Storage and distribution (B8) • Woodland 	Vacant Land (GR)	New Town Planning Permission	0.50	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1c B2 B8	1 to 5	C&P	N

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
9	Halesfield 19	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • General industry (B2) • Storage and distribution (B8) • Woodland • Footpath and cycleway 	Vacant Land (GR)	New Town Planning Permission	0.74	Service Road 5 to 10 mins	N	Flood Zones 2&3	N	B1b B1c B2 B8	B2 B8	1 to 5	C&P	N
10	Halesfield 18	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • Light industry (B1c) • Electricity sub station • Woodland • Highways • Other vacant land 	Vacant Land (GR)	None	0.35	Service Road 5 to 10 mins	N	Flood Zones 2&3	N	B1b B1c B8	B1c B8	1 to 5	C&P	N
11	Halesfield 15	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • Light industry (B1c) • General industry (B2) • Woodland 	Scrubland (GR)	None	1.13	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	C&P	N
12	Halesfield 15	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • Light industry (B1c) • General industry (B2) • Footpath and cycleway 	Scrubland (GR)	None	1.46	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	C&P	N
13	Halesfield 10	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • Light industry (B1c) • General industry (B2) • Storage and distribution (B8) • Footpath/cycleway • Landscaping 	Vacant Land (GR)	New Town Planning Permission	1.77	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	C&P	N
14	Halesfield 10	Halesfield	Industrial Estate	<ul style="list-style-type: none"> • General industry (B2) • Storage and distribution (B8) • Woodland • Footpath/cycleway 	Scrubland (GR)	None	0.61	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1c B2 B8	1 to 5	C&P	N

Hortonwood Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Hortonwood 7	Hortonwood	Employment Park	<ul style="list-style-type: none"> Light Industrial (B1c) General Industrial (B2) Storage and Distribution (B8) Other Vacant Land 	Landscaping Vacant Land Car Park (GR)	New Town Planning Permission	0.86	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1c B2 B8	1 to 5	C&P	Y
2	Hortonwood 65	Hortonwood	Employment Park	<ul style="list-style-type: none"> General Industry (B2) Residential (C3) Agricultural land 	Grazing Land (GR)	New Town Planning Permission	5.49	Service Road 5 to 10 mins	N	Flood Zones 2&3	Y	B1b B1c B2 B8	B2 B8	1 to 5	HCA	Y
3	Hortonwood 40	Hortonwood	Employment Park	<ul style="list-style-type: none"> General Industry (B2) Agricultural land Footpath and cycleway 	Grazing Land (GR)	New Town Planning Permission	3.76	Service Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B2 B8	1 to 5	HCA	Y
4	Hortonwood 35	Hortonwood	Employment Park	<ul style="list-style-type: none"> General Industry (B2) Warehousing (B8) Woodland Drainage channel 	Grazing Land/Woodland (GR)	New Town Planning Permission	1.91	Service Road 5 to 10 mins	N	Flood Zones 2&3	Y	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	HCA	Y
5	Hortonwood 45	Hortonwood	Employment Park	<ul style="list-style-type: none"> Industrial (B2) Residential (C3) Agricultural land Other vacant land 	Grazing Land (GR)	New Town Planning Permission	9.24	Service Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B2 B8	1 to 5	HCA	Y
6	Hortonwood 45	Hortonwood	Employment Park	<ul style="list-style-type: none"> Industrial (B2) Storage and distribution (B8) Woodland/drainage channel Agricultural land 	Grazing Land (GR)	New Town Planning Permission	6.74	Service Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B2 B8	1 to 5	HCA	Y
7	Hortonwood 40/45	Hortonwood	Employment Park	<ul style="list-style-type: none"> Industrial (B2) Storage and distribution (B8) Woodland Drainage channel Footpath/cycleway Residential (C3) Agricultural 	Grazing Land (GR)	New Town Planning Permission	2.58	Service Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B2 B8	1 to 5	HCA	Y
8	Hortonwood 60	Hortonwood	Employment Park	<ul style="list-style-type: none"> Light Industry (B1c) Industrial (B2) Storage and distribution (B8) Woodland Drainage channel Footpath/cycleway 	Grazing Land (GR)	New Town Planning Permission	6.34	Service Road 5 to 10 mins	N	Flood Zones 2&3	Y	B1b B1c B2 B8	B2 B8	1 to 5	HCA	Y
9	Hortonwood 66	Hortonwood	Employment Park	<ul style="list-style-type: none"> Industrial (B2) Motor service garage (SG) 	Grazing Land (GR)	New Town Planning Permission	0.44	Service Road 5 to 10	N	Flood Zones 2&3	Y	B1b B1c B2	B1c B8	1 to 5	HCA	Y

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				<ul style="list-style-type: none"> Agricultural land Residential Other vacant land 				mins				B8				
10	Land at Telford International Railfreight Terminal	Hortonwood	Employment Park	<ul style="list-style-type: none"> Light industrial (B1c) Storage and distribution (B8) Railfreight terminal Highway Residential (C3) Other vacant land 	Vacant Land (GR)	Green Network	2.48	Primary Road 5 to 10 mins	Y	None	Y	B1b B1c B2 B8	B8	1 to 5	T&W	N
11	Epson (UK) Ltd	Hortonwood	Employment Park	<ul style="list-style-type: none"> General industrial (B2) Woodland Drainage channel Landscaping Agricultural land Other vacant land 	Grassland (GR)	New Town Planning Permission	8.50	Primary Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B2 B8	1 to 5	C&P	N
12	Hortonwood 45	Hortonwood	Employment Park	<ul style="list-style-type: none"> General industrial (B2) Residential (C3) Agricultural land Other vacant land 	Grassland (GR)	New Town Planning Permission	4.14	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	C&P	N
13	Hortonwood 50	Hortonwood	Employment Park	<ul style="list-style-type: none"> Light industrial (B1c) General industrial (B2) Storage and distribution (B8) Woodland Other vacant land 	Vacant Land (GR)	New Town Planning Permission	1.38	Service Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	C&P	N
14	Hortonwood 35	Hortonwood	Employment Park	<ul style="list-style-type: none"> General industrial (B2) Woodland Footpath/cycleway Other vacant land 	Grazing Land (GR)	New Town Planning Permission Tree Preservation Order	0.86	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1c B2 B8	1 to 5	C&P	N
15	Hortonwood 16	Hortonwood	Employment Park	<ul style="list-style-type: none"> Light industrial (B1c) General industrial (B2) Storage and distribution (B8) 	Vacant Land (GR)	None	0.82	Secondary Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B8	1 to 5	C&P	N
16	Hortonwood 1	Hortonwood	Employment Park	<ul style="list-style-type: none"> Light industrial (B1c) General industrial (B2) Highway Landscaping 	Landscaping (GR)	New Town Planning Permission	1.85	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	C&P	N
17	Hortonwood 37/A518 New Trench Road	Hortonwood	Employment Park	<ul style="list-style-type: none"> Research and Development (B1b) Light Industry (B1c) General Industry (B2) 	Grazing Land/Vacant Land/Landscaping	New Town Planning Permission Partly within	4.84	Primary Road 5 to 10 mins	Y	None	Y	B1b B1c B2 B8	B8	1 to 5	HCA	N

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
				<ul style="list-style-type: none"> Warehousing (B8) Ministry of Defence land 	(GR)	Green Network										

Lightmoor Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Land off Lightmoor Road/A4169	Lightmoor	Stand Alone	<ul style="list-style-type: none"> Light industrial (B1c) Works yard (SG) Residential (C3) Woodland Highways Care home (C2) 	Grassland Woodland (BR)	New Town Planning Permission	2.48	Primary Road 5 to 10 mins	N	Undulating site Flood Zones 2 and 3 Landfill	Y	B1b B1c B2 B8	B1b B1c B2 B8	10 to 15	HCA	Y
2	Land to rear of Myford House	Lightmoor	Stand Alone	<ul style="list-style-type: none"> Concrete works (SG) Residential (C3) Agricultural land Woodland Other vacant land 	Grassland Agricultural (GR)	New Town Planning Permission	4.75	Service Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B1b B1c B8	1 to 5	HCA	Y

Nedge Hill Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Naird Lane	Nedge Hill	Stand Alone	<ul style="list-style-type: none"> Agricultural Woodland Railway 	Agricultural Leisure (GR)	Green Network	7.30	Secondary Road 5 to 10 mins	Y	None	N	B1b B1c B2 B8	B1b	5 to 10	HCA	Y
2	Naird Lane	Nedge Hill	Employment Park	<ul style="list-style-type: none"> General Industrial (B2) Storage and Distribution (B8) Agricultural 	Agricultural Woodland (GR)	Green Network	7.45	Service Road 5 mins	Y	Sloping site	N	B1b B1c B2	B1b	5 to 10	HCA	Y

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
				<ul style="list-style-type: none"> Highway Railway 								B8				
3	Naird Lane	Nedge Hill	Employment Park	<ul style="list-style-type: none"> General Industry (B2) Warehousing (B8) Agriculture Highways Woodland 	Agricultural (GR)	New Town Planning Permission	2.93	Service Road 5 mins	N	None	Y	B1b B1c B2 B8	B1b	1 to 5	HCA	Y
4	Naird Lane	Nedge Hill	Employment Park	<ul style="list-style-type: none"> Light Industrial (B1b) Research and Development (B1c) Agriculture Railway Highways Woodland 	Agricultural (GR)	New Town Planning Permission	6.36	Service Road 5 mins	Y	None	Y	B1b B1c B2 B8	B1b	1 to 5	HCA	Y
5	Naird Lane	Nedge Hill	Employment Park	<ul style="list-style-type: none"> General Industry (B2) Warehousing (B8) Agriculture Woodland Covered reservoir 	Agricultural (GR)	New Town Planning Permission	14.89	Service Road 5 mins	N	None	Y	B1b B1c B2 B8	B1b	1 to 5	HCA	Y

Newport Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Audley Avenue Industrial Estate	Newport	Stand Alone	<ul style="list-style-type: none"> Light industrial (B1c) General industrial (B2) Storage and distribution (B8) Agricultural land Residential (C3) 	Agricultural (GR)	Allocated Employment Site	3.05	None 10 to 15 mins	N	None	Y	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	WLP	Y

Priorslee Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Land between Shifnal Road & Priorslee Avenue	Priorslee	Employment Park	<ul style="list-style-type: none"> General industry (B2) University campus (D1) Residential (C3) Retail (A1) Highway Woodland 	Landscaping (GR)	New Town Planning Permission	9.09	Service Road 5 mins	N	None	N	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	WLP	Y

Rural Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Former Sugar Beet Factory Site	Allscott	Rural Area	<ul style="list-style-type: none"> Storage and distribution (B8) Public house (A4) Residential (C3) Sports pitches Railway Agricultural land 	Vacant Land (BR)	None	16.44	Secondary Road 10 to 15 mins	Y	None	Y	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	Gazette	Y
2	Land at Cluddley	Cluddley	Rural Area	<ul style="list-style-type: none"> Storage and distribution (B8) Residential (C3) Agricultural land Major highway and interchange 	Agricultural (GR)	Outside Suitable Settlement	1.41	Primary Road Direct	N	None	N	B1b B1c B8	B1c B8	5 to 10	SHLAA	Y
3	Land at Holyhead Road	Cluddley	Rural Area	<ul style="list-style-type: none"> Residential (C3) Agricultural land Major highway and interchange 	Agricultural (GR)	Outside Suitable Settlement	7.27	Primary Road Direct	N	None	N	B1b B1c B8	B1b B1c B8	5 to 10	SHLAA	Y
4	Land at Cluddley	Cluddley	Rural Area	<ul style="list-style-type: none"> Residential (C3) Agricultural land Major highway and interchange 	Agricultural (GR)	Outside Suitable Settlement	3.75	Primary Road Direct	N	None	N	B1b B1c B8	B1c B8	5 to 10	SHLAA	Y
5	Whitehouse Farm	Roden	Rural Area	<ul style="list-style-type: none"> Residential (C3) Trade depot (A1) Plant nursery (SG) Agricultural land Highway 	Agricultural (GR)	None	6.08	Primary Road 10 to 15 mins	N	None	N	B1b B1c B2 B8	B1b B1c B8	5 to 10	SHLAA	Y
6	Land at Coalmoor	Coalmoor	Rural Area	<ul style="list-style-type: none"> Storage and distribution (B8) Agricultural land 	Agricultural Land	None	4.89	Primary Road	N	None	N	B1b B1c	B1c B8	5 to 10	SHLAA	N

				• Residential	(GR)			5 to 10 mins				B8				
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Shawbirch Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Land of A442 Queensway	Shawbirch	Stand Alone	<ul style="list-style-type: none"> • General Industry (B2) • Agriculture • Residential • Highways 	Agricultural (GR)	New Town Planning Permission	18.52	Primary Road 5 to 10 mins	N	None	Y	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	HCA	Y
2	Land at A442/A5223	Shawbirch	Employment Park	<ul style="list-style-type: none"> • General industrial (B2) • Residential (C3) • Retail (A1) • Public house (A4) • Hotel (C1) • Hospice (C2) • Petrol station 	Vacant Land (GR)	New Town Planning Permission	6.90	Service Road 5 to 10 mins	N	None	N	B1b B1c B2 B8	B1b B1c B2 B8	1 to 5	WLP	Y

Wappenshall Sites

Site Number	Street Address	Locality	Setting	Adjoining Uses	Existing Use	Local Plan Status	Site Area (ha)	Road Connection and access to strategic highway network	Potential for Rail Access?	Site conditions	Actively Marketed?	Acceptable Use Classes	Preferred Use Class	Earliest Anticipated Delivery (years)	Source	Site in the SHLAA?
1	Land at Wappenshall Lane	Wappenshall	Rural Area	<ul style="list-style-type: none"> • Agricultural • Highway • Woodland 	Agricultural (GR)	Outside Suitable Settlement	4.82	Primary Road 10 to 15 mins	N	None	N	B1b B1c B2 B8	B1b B1c B2 B8	5 to 10	HCA	Y
2	Wheat Leasowes	Wappenshall	Rural Area	<ul style="list-style-type: none"> • Light Industrial (B1c) • General Industrial (B2) • Educational (D1) • Agricultural • Residential (C3) • Utilities 	Agricultural (GR)	Outside Suitable Settlement	43.47	Primary Road 10 to 15 mins	N	None	N	B1b B1c B2 B8	B1b B1c B2 B8	5 to 10	HCA	Y
3	Racecourse Site	Wappenshall	Rural Area	<ul style="list-style-type: none"> • Agricultural • Residential • Highway • Woodland 	Agricultural (GR)	Outside Suitable Settlement	39.20	Primary Road 10 to 15 mins	N	Flood Zones 2 & 3	N	B1b B1c B2 B8	B1b B1c B2 B8	5 to 10	HCA	Y

4	Land at Horton	Wappenshall	Rural Area	<ul style="list-style-type: none"> • Residential • Agricultural 	Agricultural (GR)	Outside Suitable Settlement	16.73	Service Road 10 to 15 mins	N	Flood Zones 2 & 3	N	B1b B1c B2 B8	B1b B1c B2 B8	10 to 15	HCA	Y
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