

Shaping Places
Local Plan
2011-2031



Proposed Housing and Employment Site Selection Supplementary Technical Report



Proposed Housing and Employment Site Selection Supplementary Technical Report

Contents

Introduction	2
Purpose of this document	2
Source of Housing Sites.....	2
Housing Site Selection.....	3
1. <i>Exclusions</i>	4
2. <i>Shaping Places Local Plan strategic aims and objectives</i>	5
3. <i>Housing site assessment criteria</i>	5
Employment Site Assessment	8
Source of employment sites.....	8
Next Steps	10
Appendix A: The Key Principles	12
Appendix B: Telford & Wrekin Sustainability Assessment – Strategy & Options document (2013).....	13
Appendix C: National Planning Policy Framework (2012)	16
Appendix D: Housing Site Assessment Scoring	19
Appendix E: Proposed Housing Sites.....	24

Introduction

Purpose of this document

This document is supplementary to, and should be read in conjunction with, the Proposed Housing and Employment Sites document.

The purpose of this document is to describe the methodology which has been used to select the housing and employment sites in the Proposed Housing and Employment Sites document.

Source of Housing Sites

Housing sites are drawn from sites included in the 2012 Strategic Housing Land Availability Assessment (SHLAA) and sites which have been suggested as housing sites and submitted to Telford & Wrekin Council up to and including March 2014.

Proposed housing sites have been selected to achieve the strategic aims and objectives of the emerging Shaping Places Local Plan and fulfil the level of housing growth indicated in the Proposed Housing and Employment Sites document.

Proposed Housing Target

The Proposed Housing and Employment Sites document includes a housing target of approximately 20,000 homes for the plan period (2011-2031). This is described as an emerging target which will be refined further in the light of consultation and the publication of the most recent household projections.

The housing target will be met by homes already **committed** through existing planning permissions, sites with resolution to permit and sites in an adopted development plan, together with homes built on sites **proposed** in the Proposed Housing and Employment Sites document.



Committed sites, once developed, will provide 11,885 new homes.

Proposed sites have the potential to provide approximately 9,986 new homes. This represents 23% more homes than need to be delivered from proposed sites to achieve the housing target. This additional percentage has been included to allow for discussions on site suitability during the consultation process and provide some flexibility over the choice of sites to be taken forward to the draft plan stage. Following consultation, the selection of sites will be refined to take into account comments received as well as the most recent household projections anticipated to be released by the Office for National Statistics later in 2014.

Site Density

The Proposed Housing and Employment Site document has adopted a density of 35 dwellings per hectare to calculate site yield unless site specific information has been made available. This average density is based on advice from the Town and Country Planning Association¹. Figures will be updated following the consultation period.

Housing Site Selection

Proposed housing sites have been selected on the basis of their site specific and strategic benefits.

Site specific benefits refer to those site features which make a site more favourable for development (and potentially more viable) e.g. proximity to services and/or the absence of geotechnical problems.

Strategic benefits refer to the degree to which a site supports the delivery of the Shaping Places Local Plan strategic aims and objectives.

¹ TCPA Policy Statement: Residential densities (2003) paragraph 6.2: *'The TCPA is confident that if the stimulus of a single target figure is needed, one around 35 DPH would be acceptable, whether in a major greenfield development or in piecemeal infilling and redevelopment, without compromising the hopes and expectations of today's households. But it emphasises that many variations above and below this figure will have to be adopted as circumstances require.'*

The process of site selection has followed a number of stages:

1. **Exclusion** of sites due to a) scale of the site, b) open space and c) existing employment uses
2. Performance against the **Shaping Places Local Plan strategic aims and objectives**
3. Suitability as measured against a number of **housing site assessment criteria**

1. Exclusions

a) Scale of the site

Only those sites which are defined as ‘major’ application sites have been included in the selection of sites. The following commonly used definition of a major application has been used:

- a residential development with a potential yield of 10 or more homes
- a residential development on a site of at least 0.5 hectares

For the purposes of this document sites not meeting the ‘major application site’ criteria have been excluded.

‘Minor’ application sites will be determined against criteria based policies in the Shaping Places Local Plan and are therefore not included in the list of proposed site allocations

b) Open space

Valuing and protecting green space is a key objective of the Shaping Places Local Plan. Those sites which contain substantial open space have been automatically excluded.

c) Existing employment uses

Maintaining and promoting employment is a key objective of the Shaping Places Local Plan. Sites which have a current active employment use have

been excluded unless evidence has been submitted to demonstrate that arrangements for the termination of employment use have been secured.

2. *Shaping Places Local Plan strategic aims and objectives*

'By 2031 Telford & Wrekin will have grown to serve a population of over 200,000. Development will realise the borough as an outstanding destination for living, working and visiting that its residents are proud of and combines the best of town and countryside.'

(Shaping Places Strategy & Options document (2013))

For the purposes of this document the Plan's strategic aims & objectives are those linked with the Plan's vision set out in the Shaping Places Strategy and Options document 2013 (as quoted above), the 7 key principles in the Proposed Housing and Employment Sites document (listed in Appendix A) and by the Shaping Places Strategy and Options Sustainability Assessment (Appendix B)

3. *Housing site assessment criteria*

All sites included in the 2012 Strategic Housing Land Availability Assessment (SHLAA), together with those sites which have been submitted to Telford & Wrekin Council as suggested housing sites up to and including March 2014, have been assessed against the site assessment criteria set out in Table 1 below using a desk top assessment process. This assessment adds to the strategic test considering a site's performance against a set of criteria which may indicate a site is more suitable for development (and potentially more viable) e.g. proximity to services and/or those which impact on a sites delivery e.g. geotechnical problems

The site assessment criteria are consistent with the aims and objectives of the National Planning Policy Framework 2012 (see Appendix C).

Table 1: Housing site assessment criteria

	Reference	Description	Justification
Positive	A	Is the site within 400 metres of a strategic employment area?	To identify sites which provide sustainable access from home to employment
	B	Is the site in or immediately adjacent to a Targeted Intervention Area?	To help address local regeneration priorities
	C	Is the site within a Primary Retail Area?	To support existing services and encourage sustainable access to local facilities and services by encouraging a switch to walking and cycling for shorter distance trips.
	D	Is the site within 800 metres of a primary school?	To support and encourage sustainable access to local facilities and services. To help reduce unsustainable travel by encouraging a switch to walking and cycling for the school run.
	E	Is the site within 1.6 kms of a Secondary School?	To support and encourage sustainable access to local facilities and services. To help reduce unsustainable travel by encouraging a switch to walking and cycling for the school run.
	F	Is the site Previously Developed Land?	To encourage development of previously developed land
	G	Is the site in public ownership?	Identifying sites in public ownership enables the Council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
	H	Is the site within 400 metres of a local centre?	To support and encourage sustainable access to local facilities and services by encouraging a switch to walking and cycling for shorter distance trips
	I	Is the site within 800 metres of Telford Town Centre, Newport, Wellington, Madeley, Dawley, Oakengates, Hadley and Donnington?	To support and encourage sustainable access to main facilities and services by encouraging a switch to walking and cycling for shorter distance trips.
	J	Is the site within 20 metres of the strategic highway network?	To help identify sites which have the potential to be connected to the main highway system - avoiding impacting on smaller 'residential' streets.

	K	Is the site within 400 metres of a bus stop on a core bus route?	To support and encourage sustainable access to facilities and services and promote a modal shift to public transport. To help support and strengthen public transport networks by concentrating development along key corridors.
	L	Is the site within 10 metres of core pedestrian and or cycle route?	To support and encourage sustainable movement patterns
Negative	M	Is the site within or is it immediately adjacent to an area of high cultural sensitivity: Scheduled Ancient Monument?	To protect and preserve areas and features of high/higher cultural quality
	N	Is the site within or is it immediately adjacent to an area of high cultural sensitivity: Listed Building?	To protect and preserve features of high/higher cultural quality, protect historic buildings and the quality of the built environment
	O	Is the site within a designated protected area such as an Area of Outstanding Natural Beauty?	To protect and preserve areas and features of high/higher landscape and ecological quality
	P	Has the site been identified as having high or high/medium landscape sensitivity within the 2014 Landscape Sensitivity Study?	To protect and preserve areas of high/higher landscape quality and to meet the requirements of the European Landscape Convention
	Q	Is the site Grade 3 agricultural land or above?	To protect and preserve areas of high/higher agricultural quality
	R	Is the site within a strategic employment area?	To preserve /protect land for employment uses and therefore help support economic growth
	S	Is the site within 100 metres of an Environment Agency waste site?	To avoid residents experiencing any environmental dis-benefits associated with waste sites
	T	Is the site within 100 metres of an Environment Agency landfill site?	To avoid residents experiencing any environmental dis-benefits associated with a landfill site
	U	Is the site within 100 metres of an Environment Agency industrial permitted site	To avoid residents experiencing any environmental dis-benefits associated with an industrial permitted site
	V	Is the site within 100 metres of an Environment Agency radioactive substances sites	To avoid residents experiencing any environmental dis-benefits associated with a radioactive substance site

Where a feature listed in the criteria is shown to be present on a site or where a site falls within a prescribed distance of a feature listed in the criteria it has triggered a +1

or a -1 score depending on whether the criteria is positive or negative. Where a site is not affected by a feature contained in the criteria it has received a 0 score for that criteria.

The process also identifies sites which are affected by a significant environmental designation such as a Site of Special Scientific Interest and/or a significant environmental constraint such as major geotechnical issues.

It should be noted that the selection of sites is based on a combination of individual site merits such as the proximity to facilities and services and their strategic merits. The overall score for a site needs to be considered in this context. The individual scores for the proposed housing sites are shown in Appendix D, along with a brief supporting summary for each site in Appendix E.

Employment Site Assessment

The purpose of the employment site assessment is to identify the most appropriate employment uses for each site.

Source of employment sites

The proposed employment sites have been derived from the Employment Land Review Interim Report (2012) and are identified according to their potential use class (ie category of land/building according to use).

A proposed employment floor space target will form part of the draft Shaping Places Local Plan. This will be derived from the results of the current consultation and further analysis including a Study of Objectively Assessed Needs (currently in preparation).

The process complies with the requirements of paragraph 21 of the National Planning Policy Framework, which states that local planning authorities should:

“...set criteria, or identify strategic sites, for local and inward investment to match the (economic) strategy and to meet anticipated needs over the plan period; ...plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; ... identify priority areas for economic regeneration, infrastructure provision and environmental enhancement”.

The proposed employment sites have been categorised using the classification system set out in the Use Classes Order 1987 (as amended); i.e. offices (B1a), research and development (B1b), light industrial (B1c), general industrial (B2) and storage and distribution (B8).

The employment site selection criteria set out in Table 2 below have been based on the National Planning Practice Guidance (2014), the Council's Employment Land Review (2005 and 2006), the ODPM's Employment Land Review Guidance Note (2004) and specialist advice.

Table 2: Employment site assessment criteria

Criteria		Justification
Setting:	<ul style="list-style-type: none"> • Employment Park • Industrial Estate • Rural – fringe • Rural – settlement • Rural – stand alone • Stand alone • Town centre 	Identifies the existing surrounding land uses
Adjoining Uses:	<ul style="list-style-type: none"> • B1a (offices) • B1b (research & development) • B1c (light industrial) • B2 (general industrial) • B8 (storage and distribution) • A1(shops) • A2 (financial & professional services) • C3 (dwelling houses) • D1(non-residential institutions) • Agricultural land • Woodland etc. • None 	Sites that adjoin other similar employment uses may benefit from clustering of complementary industries. Considering adjoining uses also helps to identify where 'incompatible uses' such as housing may adjoin the site. Other uses such as woodland may be beneficial where this would help to screen and landscape development.
Existing Use:	<ul style="list-style-type: none"> • Cleared site • Vacant site • Agricultural land 	Sites with no current use will be more preferential

Criteria		Justification
Greenfield/ Previously Developed Land:	<ul style="list-style-type: none"> • GR • PDL 	Previously developed land is preferential to greenfield land
Planning Status:	<ul style="list-style-type: none"> • Allocated • Committed • None • Green Network • Green Space • Tree Preservation Order (TPO) • Outside suitable settlement • Allocation requirements (e.g. pedestrian links) • New Town Planning Permission • None 	<p>Sites with a planning status help to identify whether a site should be allocated.</p> <p>Sites with designations, such as with a TPO, are generally considered less preferable, unless evidence suggests otherwise.</p>
Road Connection and Access to the Strategic Highway Network:	<ul style="list-style-type: none"> • Primary road • Secondary road • Service road • No connection • Direct access • Within 5 mins • 5-10 mins • 10-15 mins 	<p>Sites with a road connection are more preferable than those without.</p> <p>Sites located closer to Strategic Highway Network are more preferable.</p>
Potential for Rail Access:	<ul style="list-style-type: none"> • Yes • No 	Sites that are connected by rail or have the potential to be connected are more preferable.
Site Conditions:	<ul style="list-style-type: none"> • Flat • Sloping • Undulating • Flood Zone 2 • Flood Zone 3 • Mineshaft(s) • Landfill • Spoil • None 	<p>Flatter sites will typically be easier and potentially more viable to develop than sloping or undulating sites.</p> <p>Sites with potential risks from flooding, contamination or previous mining will be less preferable than those with no identifiable risks.</p>
Actively Marketed:	<ul style="list-style-type: none"> • Yes • No 	Sites that are being actively marketed will be more readily available for development.

Next Steps

The Proposed Housing and Employment Sites document forms part of the process of determining the sites that will be included as site allocations in the Shaping Places Local Plan.

Following the outcome of the May/June 2014 consultation, further technical work will be undertaken including site viability and Sustainability Assessment (SA). This work and the outcome of the consultation will inform the final site selection and the policies that will go forward as part of the Shaping Places Local Plan.

Appendix A: The Key Principles

The table below sets out the 7 key principles contained in the Proposed Housing and Employment Sites document (paragraph 3.9)

Reference	The 7 key principles
A	To protect the network of interconnected green open spaces and woodland to secure the social, economic and environmental benefits we gain from green spaces such as health, attractive environment, rich wildlife habitats and resilience to surface water flooding.
B	To promote growth that offers the best of urban and rural living by providing new homes and employment within the strong and resilient green setting.
C	To seek to support the prosperity of existing centres through development, recognising the services and facilities they provide.
D	To support an arc of employment around the east of Telford to take advantage of the connections to the national motorway and rail system and the West Midlands conurbation
E	To address and target issues of social, economic and environmental deprivation through community employment initiatives, environmental interventions and improved housing
F	To respond to the availability of land acquired for development by the Telford Development Corporation, mostly previously developed sites and prepared for redevelopment.
G	To take advantage of established and existing infrastructure, including schools and colleges that support learning, skills and leisure

Appendix B: Telford & Wrekin Sustainability Assessment – Strategy & Options document (2013)

The following table sets out the sustainability objectives contained in the Telford & Wrekin Sustainability Assessment – Strategy and Options Document (2013), paragraph 4.15.

Ref. Number	Sustainability Objectives	Appraisal Rationale
Sustainable Economic Development		
1	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	Extent to which polices enhance the employment opportunities of those areas experiencing deprivation and rural isolation.
2	To reduce the number of people with difficulties accessing employment, education and training opportunities.	Improving the ability of people to access employment, education and training opportunities.
3	To ensure an appropriate supply of employment land and starter business premises.	To deliver employment land attractive to inward investment and also provide for a range of business units.
4	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	Extent to which polices address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population Provision being made for travellers & gypsies.
5	Locate housing in areas with good accessibility to employment, services and amenities.	Extent to which housing sites are served by sustainable transport modes.
Resource Management & Material Assets		
6	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	Extent to which polices promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM (Building Research Establishment Environmental Assessment Methodology) and CEEQUAL (Civil Engineering Environmental Quality) Consider polices that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. Extent to which policies promote the waste hierarchy with the encouragement of re-use and recycling of materials including food wastes

		across municipal and commercial waste streams.
7	To reduce the quantities of primary aggregate required for building and infrastructure projects by maximising the use of secondary aggregates as well as to protect mineral resources from sterilisation.	Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials.
8	To minimise demand upon water resources and to enable the timely provision of adequate waste water treatment to support increased housing provision.	Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows.
9	To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure.	Consider whether policies promote sustainable travel.
10	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	Extent to which plans address current and emerging need for community facilities, i.e. hospitals, schools, community centres.
Sustainable Communities		
11	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.
12	To provide an environment that helps retain well-educated members of the work force.	Whether policies contribute towards the retention of mobile professionals.
13	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. Whether housing policies deliver homes of a decent standard and minimise fuel poverty.
14	To create opportunities for the community to reduce levels of obesity.	Whether policies encourage developers to contribute towards local recreational areas such as green gyms.
15	To enable vulnerable people to live independently.	Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.
16	To ensure urban design and layout contributes towards reducing the	Whether policies require the designing out crime for new development.

	potential for crime.	
Environmental Sustainability		
17	To ensure the protection of the Weald area of peats from development and human activities so that their carbon storage value is not degraded.	Whether polices and site allocations protect areas of peat from direct and indirect impacts.
18	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	Whether polices enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests.
19	To deliver the quantity and quality of green infrastructure to help to maintain Telford & Wrekin as a good place to live and work and also to contribute to the health and wellbeing of the local population.	Extent to which policies deliver the design and management of open and recreational space in which people of all ages feel safe and confident to use.
20	To manage the landscape effects of development in recognition of European Landscape Convention.	Consider whether polices maintain and enhance the landscape quality, including historic landscape features. Extent to which landscape character and design considerations both current and future are integrated into development policies. Extent to which polices may directly or indirectly affect the special qualities of the AONB.
21	To enhance, conserve and protect buildings, sites, and the setting of historic assets to the urban environment as part of development projects.	Whether polices promote conservation or enhancement and access to sites of geological importance. How policies affect the historic environment.
22	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	Whether policies and site allocations contribute towards reducing emissions.
23	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	Extent to which policies promote building form and layout that aid adaptation.
24	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	Whether polices deliver a reduction in flood risk.

Appendix C: National Planning Policy Framework (2012)

The selection of sites has been informed by the National Planning Policy Framework (NPPF) 2012. Key to the selection is the following 2 paragraphs from the NPPF:

- Paragraph 7 (the National Planning Policy Framework definition of sustainable development)
- Paragraph 17 (the core land-use planning principles)

Paragraph 7:

There are three dimensions to sustainable development; economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- ***an economic role*** – *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- ***a social role*** – *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- ***an environmental role*** – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

Paragraph 17:

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

Reference	Core land-use planning principles
1	Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
2	Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
3	Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
4	Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
5	Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
6	Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)
7	Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
8	Encourage the effective use of land by reusing land that has been previously developed (previously developed land), provided that it is not of high environmental value;
9	Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)
10	Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
11	Actively manage patterns of growth to make the fullest possible use of public

	transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
12	Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Appendix D: Housing Site Assessment Scoring

The following table sets out the score for each site specific assessment criteria for all the proposed housing sites.

SHLAA Site reference number	Assessment Criteria (refer to table 1)																				Total		
	Positive											Negative											
	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t		u	v
8	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	1
43	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	0
45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	-1
63	0	0	0	1	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	4
65	0	0	0	1	1	1	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	6
67	0	0	0	1	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	5
95	1	0	0	1	0	1	1	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	7
118	1	0	0	1	1	1	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	8
135	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	1
144	0	0	0	0	0	1	0	1	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	2
164	0	0	0	1	1	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	6
197	0	0	0	1	1	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	5
233	0	0	0	1	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	5
255	0	1	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	9
264	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	1
342	0	0	0	1	1	0	0	0	0	0	0	1	0	0	0	0	-1	0	0	0	0	0	2

SHLAA site reference number	Assessment criteria (refer to table 1)																				Total		
	Positive											Negative											
	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t		u	v
351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	-1
353	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	0
354	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	0
356	0	0	0	1	1	0	1	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	6
363	0	0	0	1	0	0	0	0	0	1	0	1	0	0	0	0	-1	0	0	0	0	0	2
370	1	0	0	0	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	4
372	0	0	0	1	1	1	1	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	7
375	0	0	0	1	1	1	1	0	0	0	1	0	0	-1	0	0	0	0	0	0	0	0	4
378	0	1	0	1	1	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	7
379	1	0	0	1	1	1	1	0	0	1	1	0	0	0	0	0	-1	0	0	0	0	0	6
380	0	0	0	1	1	1	0	0	0	1	0	1	0	0	0	0	-1	0	0	0	0	0	4
386	1	0	0	1	0	1	0	1	0	1	0	1	-1	-1	-1	-1	-1	0	0	0	0	0	1
401	1	1	0	1	1	1	1	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	10
404	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	2
406	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0
434	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	1
445	0	0	0	1	0	1	1	0	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	3
457	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	1
461	0	0	0	1	1	1	0	0	1	0	1	0	0	0	0	0	-1	0	0	0	0	0	4

SHLAA site reference number	Assessment criteria (refer to table 1)																				Total		
	Positive											Negative											
	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t		u	v
482	1	0	0	0	0	0	0	0	0	1	0	1	0	0	-1	0	-1	0	0	0	0	0	1
485	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	2
487	0	0	0	1	1	1	0	1	0	1	0	1	0	0	0	0	-1	0	0	0	0	0	5
500	0	0	0	1	1	1	0	0	0	1	0	1	0	0	0	0	-1	0	0	0	0	0	4
504	0	0	0	0	0	1	0	1	0	1	0	0	0	0	-1	0	-1	0	0	0	0	0	1
506	0	0	0	1	1	1	0	0	0	0	0	1	0	0	0	0	-1	0	0	0	0	0	3
508	0	0	0	0	0	1	0	0	0	1	0	1	0	0	-1	0	-1	0	0	0	0	0	1
509	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	1
514	0	0	0	1	1	1	1	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	7
523	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0
525	0	0	0	1	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	5
552	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0
569	0	0	0	1	0	1	1	0	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	3
580	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0
582	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0
583	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0
591	0	0	0	1	0	1	1	0	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	3

SHLAA site reference number	Assessment criteria (see table 1)																					Total
	Positive											Negative										
	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	
597	1	0	0	1	1	0	0	0	0	1	0	0	0	0	0	-1	0	-1	0	0	0	2
603	0	0	0	1	1	1	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	6
605	1	0	0	1	1	1	0	0	0	1	1	0	0	0	-1	-1	-1	0	0	0	0	3
607	1	0	0	1	1	1	0	0	0	0	1	0	0	0	-1	-1	0	0	0	0	0	3
608	1	0	0	1	1	1	0	0	0	0	0	0	0	0	-1	-1	0	0	0	0	0	2
612	1	0	0	1	1	1	0	0	0	0	1	0	0	0	-1	-1	0	0	0	0	0	3
613	0	0	0	1	0	1	1	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	2
635	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0
658	0	0	0	1	0	1	0	1	0	1	0	0	0	0	-1	0	-1	0	0	0	0	2
661	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	8
671	0	0	0	1	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	4
694	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	-1	0	0	0	0	0	1
716	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	-1
732	0	0	0	1	1	1	1	0	1	0	1	1	0	0	0	0	0	0	0	0	0	7
734	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0
748	0	0	0	1	1	1	1	1	0	0	0	1	0	0	0	-1	0	0	0	0	0	5
751	0	0	0	0	0	1	0	0	0	0	0	0	0	0	-1	0	-1	0	0	0	0	-1
771	0	0	0	1	0	0	0	0	0	1	0	1	0	0	0	-1	0	0	0	0	0	2

SHLAA site reference number	Assessment criteria (see table 1)																				Total		
	Positive											Negative											
	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t		u	v
775	0	0	0	1	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	5
900	0	0	0	1	0	0	0	0	0	1	1	0	0	0	0	0	-1	0	0	0	-1	0	1
901	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	-1	0	0	0	0	0	1
902	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	0
907	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	6
908	0	0	0	1	1	1	0	0	0	0	0	1	0	-1	0	0	-1	0	-1	0	0	0	1
909	0	1	0	1	0	1	0	0	1	0	1	1	0	0	0	0	-1	0	0	0	0	0	1
910	0	1	0	1	1	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	6
912	0	0	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	9

For each site a score of +1, 0 or -1 has been used for each assessment criteria

Appendix E: Proposed Housing Sites

The following table provides a summary of the findings of the combined strategic and site specific assessment for each proposed housing site.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
8	Land off Park Lane, High Ercall	1	The site presents the opportunity to provide new homes within a green setting and therefore offers future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and strengthen the rural community of High Ercall and sustain local services and facilities.
43	Land east of Hanford Terrace, Site 4 Catsbritch Lane	0	The site enables housing within the rural area of the borough, helping to meet rural housing needs and strengthen the rural community of Waters Upton and sustain local services and facilities. The site presents the opportunity to provide new homes within a green setting and therefore offers future residents the best of urban and rural living. Furthermore, given the location of other proposed sites within the borough there is an opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated.
45	Land south of 13 Sambrook	-1	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area, helping to meet rural housing needs and strengthen the rural community of Sambrook.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
63	Land at Old Park Roundabout	4	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities and the ongoing redevelopment of Telford Town Centre. Being located close to an existing highway the site takes advantage of existing infrastructure. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
65	Land off Majestic Way, Aqueduct	6	The site is located close to an existing highway and therefore takes advantage of existing infrastructure. The site also presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site is publicly owned land which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
67	Land between Holyhead Road and Ley Brook	5	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site is located close to an existing highway and therefore takes advantage of existing infrastructure.
95	Hall Park car park off Hall Park Way	7	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site is located close to an existing highway and therefore takes advantage of existing infrastructure. The site provides the opportunity to develop residential uses within Telford Town Centre, supporting the continued regeneration of the centre and ensuring that people can access a range of services and facilities easily. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
118	Sutherland School, Gibbons Road	8	The site is part of the strategic re-location of a school as part of the Building Schools for the Future programme and enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. Being close to an existing highway the site takes advantage of existing infrastructure. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
135	Farm Lane 2, Horsehay	1	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. Being close to an existing highway the site takes advantage of existing infrastructure. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
144	Land South of New Trench Road, Donnington	2	Being close to an existing highway the site takes advantage of existing infrastructure. Developing the site will help with the regeneration of the Donnington area, a Targeted Intervention Zone and therefore help address issues of social, economic and environmental deprivation. Given the number of other proposed housing sites within this part of the borough, the site presents a good opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
164	Land adjacent to Teagues Bridge Primary School, Capewell Road	6	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
197	Land off Wombridge Road, Wombridge	5	The site provides the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site is also located close to an existing highway and therefore takes advantage of existing infrastructure. The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities.
233	West of Ironbridge Road	5	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. Being close to an existing highway the site takes advantage of existing infrastructure. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
255	Overspill Car Park, Legges Way, Madeley	9	The site is located close to existing highway infrastructure and therefore takes advantage of existing roads. The site also provides the opportunity to develop residential uses within Madeley, supporting the continued rejuvenation of the town and ensuring that people can access a range of services and facilities easily. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
264	West of Campus, Shifnal Road, Priorslee	1	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. Being close to an existing highway the site takes advantage of existing infrastructure.
342	Land at Chartley, Newport	2	The site adjoins an existing highway and therefore takes advantage of existing infrastructure. Close to existing services and facilities and employment opportunities the site has the potential to offer future residents a good choice of retail, leisure and employment opportunities that are easily accessible. Being close to Newport town centre, developing the site also helps support the prosperity of Newport, safeguarding and strengthening it as a market town.
351	Site 88, Wellington Road, Donnington	-1	Being close to an existing highway the site takes advantage of existing infrastructure. Developing the site will help with the regeneration of the wider area and therefore help address issues of social, economic and environmental deprivation. Given the number of other proposed housing sites within this part of the borough, the site presents a good opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated.
353	Site 114, Rodington	0	The site presents the opportunity to provide new homes within a green setting and therefore offers future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Rodington and sustain local services and facilities.
354	Site 113, Rodington	0	The site presents the opportunity to provide new homes within a green setting and therefore offers future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Rodington and sustain local services and facilities.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
356	Former Arriva Bus Depot, Charlton Street, Wellington	6	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site takes advantage of existing infrastructure being located close to an existing highway. The site ensures that people can access a range of services and facilities easily and helps Wellington remain an attractive and vibrant place to live.
363	Land at Church Road, Lilleshall	2	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Lilleshall and sustain local services and facilities.
370	Daisy Bank Drive, St Georges, Donnington	4	The site is also located close to an existing highway and therefore takes advantage of existing infrastructure. The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
372	Plot D, Pool Hill Road, Dawley	7	The site is located close to an existing highway and therefore takes advantage of existing infrastructure. The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
375	Beeches Hospital	4	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site provides the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site is also located close to an existing highway and therefore takes advantage of existing infrastructure. Given the proximity of site 603 there is an opportunity to comprehensively masterplan the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
378	West of Woodside Avenue	7	The site provides the opportunity to provide new homes within a green setting within the urban area of the borough and therefore offer future residents the best of urban and rural living. The site, being located close to an existing highway, takes advantage of existing infrastructure. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
379	Nedge Hill Farm	6	The site provides the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living and given its size, has the potential to provide a range of housing to meet local needs. The site, close to a proposed area of employment helps ensure that people have access to employment opportunities. Given the proximity of other proposed sites, there is an opportunity to comprehensively masterplan the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
380	Land West of Brandon Avenue	4	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
386	Woodhouse, Priorslee	1	The site is located close to an existing highway and therefore takes advantage of existing infrastructure. The size of the site suggests that a wide range of homes could be provided that can also help support the employment opportunities to the east of the borough, giving future residents easy access to employment opportunities.
401	Land adjacent to Wellington Road, Donnington	10	The site takes advantage of existing infrastructure – the site is well served by existing highways. The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities and ensuring that future residents have easy access to retail and leisure facilities. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
404	Land at Chapel House, Crudgington	2	The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Waters Upton and Crudgington and sustain local services and facilities. The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. Given the proximity of other proposed sites, there is an opportunity to comprehensively masterplan the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
406	Land south Site 3, White House Farm, Waters Upton	0	The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Waters Upton and sustain local services and facilities. The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. Given the proximity of other proposed sites, there is an opportunity to comprehensively masterplan the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated.
434	High Ercall North	1	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of High Ercall and sustain local services and facilities.
445	Lawley Drive	3	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. Developing the site for housing supports the ongoing redevelopment of this area of the borough for a good mix of housing, services and facilities. Given the availability of several sites within this area, the site presents an opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned land which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
457	Plantation - 5, Tibberton	1	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Tibberton and sustain local services and facilities.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
461	Site at Lees Farm Drive, Madeley	4	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. Given the location of the site, it presents an opportunity for residents to enjoy new housing within a green setting and within close proximity to local services and facilities such as schools and shops.
482	Land at Station Road, Donnington	1	Being close to an existing highway the site takes advantage of existing infrastructure. Additional housing on this site will help with the regeneration of the wider area and therefore help address issues of social, economic and environmental deprivation. Given the number of other proposed housing sites within this part of the borough, the site presents a good opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated.
485	Land south of Beechfields Way	2	The site helps focus residential development within an existing and well established market town, helping support the vitality and viability of Newport. Given the proximity of Newport town, developing the site for housing provides an opportunity for future residents to have easy access to local services and facilities.
487	Land east of Bratton Road	5	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
500	Maxell Expansion Land	4	The site is located close to an existing highway and therefore takes advantage of existing infrastructure. Given the size of the site and the proximity of other services and facilities within the area there is an opportunity to develop the site for mixed housing and employment use. Given the proximity of proposed site 506 there is an opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
504	Donnington Farm	1	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site is located close to an existing highway and therefore takes advantage of existing infrastructure.
506	Apley Home Farm	3	The site is located close to an existing highway and therefore takes advantage of existing infrastructure. Given the size of the site it presents an opportunity to provide a wide range of housing to meet local need.
508	Land North of New Trench Road, Donnington	1	Being close to an existing highway the site takes advantage of existing infrastructure. Developing the site for housing will help with the regeneration of the wider area and therefore help address issues of social, economic and environmental deprivation. Given the number of other proposed housing sites within this part of the borough, the site presents a good opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated.
509	Opposite Tibberton Shop	1	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Tibberton and sustain local services and facilities.
514	Former Madeley Court School Site	7	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site is close to an existing highway and therefore makes the best use of existing infrastructure. Close to existing services and facilities the site helps to ensure the continuing prosperity and vitality of Madeley centre as well as provide future residents easy access to retail, leisure and other such services and facilities. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
523	Sunny Croft	0	The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of High Ercall and sustain local services and facilities.
525	88-102 Potters Bank, Holyhead Road, Ketley	5	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities and being located close to an existing highway takes advantage of existing infrastructure.
552	Sutherland Farm, Tibberton	0	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Tibberton and sustain local services and facilities.
569	Lawley Village North - Phase IV	3	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. Developing the site for housing supports the ongoing redevelopment of this area of the borough for a good mix of housing, services and facilities. Given the availability of several sites within this area, the site presents an opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
580	Plantation - 1, Tibberton	0	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Tibberton and sustain local services and facilities.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
582	Plantation - 3, Tibberton	-1	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Tibberton and sustain local services and facilities.
583	Corner of Plantation Road and Back Lane, Tibberton	0	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Tibberton and sustain local services and facilities.
591	Lawley Village North - Phase III	3	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. Developing this site for housing supports the ongoing redevelopment of this area of the borough for a good mix of housing, services and facilities. Given the availability of several sites within this area, the site presents an opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
597	Land to rear of Willow Tree Cottage, Station Road, Newport	2	The site adjoins an existing highway and therefore takes advantage of existing infrastructure. Close to existing services and facilities and employment opportunities the site has the potential to offer future residents a good choice of retail, leisure and employment opportunities that are easily accessible. Being close to Newport town centre, developing the site also helps support the prosperity of Newport, safeguarding and strengthening it a market town.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
603	Land adjacent to The Beeches Hospital	6	<p>The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. Given its size, the site also presents an opportunity to provide a wide range of housing. The site also provides an opportunity to provide future residents with the best of urban and rural living, providing housing within a green setting. Given the proximity of site 375, there is an opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.</p>
605	Land South of the Nedge, Phase 1	4	<p>The site is in proximity to an existing highway and therefore has the potential to make good use of existing infrastructure. Close to existing employment areas the site provides the opportunity for future residents to have good access to employment opportunities. Furthermore, being on the eastern edge of the borough, the site provides an opportunity to provide new housing within a green setting, offering the best of urban and rural living. Furthermore, given the proximity of site 612, there is an opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site also responds to the availability of publicly owned land for development which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.</p>

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
607	Land South of the Nedge, Phase IV	3	<p>The site is in proximity to an existing highway and therefore has the potential to make good use of existing infrastructure. Close to existing employment areas the site provides new homes with good access to employment opportunities. Furthermore, being on the eastern edge of the borough, the site provides an opportunity to provide new housing within a green setting, offering the best of urban and rural living. Given the proximity of site 608, there is an opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.</p>
608	Land South of the Nedge, Phase III	2	<p>The site is in proximity to an existing highway and therefore has the potential to make good use of existing infrastructure. Close to existing employment areas the site provides new homes with good access to employment opportunities. Furthermore, being on the eastern edge of the borough, the site provides an opportunity to provide new housing within a green setting, offering the best of urban and rural living. Given the proximity of site 607, there is an opportunity for the comprehensive masterplanning of this area of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned land which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.</p>

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
612	Land South of the Nedge, Phase II	3	<p>The site is in proximity to an existing highway and therefore has the potential to make good use of existing infrastructure. Close to existing employment areas the site provides new homes with good access to employment opportunities. Furthermore, being on the eastern edge of the borough, the site provides an opportunity to provide new housing within a green setting, offering the best of urban and rural living. Given the proximity of site 605, there is an opportunity for the comprehensive masterplanning of this area of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.</p>
613	Lawley Village West - Phase II	2	<p>The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. Developing this site for housing supports the ongoing redevelopment of this area of the borough for a good mix of housing, services and facilities. Given the availability of several sites within this area, the site presents an opportunity for the comprehensive masterplanning of the area of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.</p>
635	Land south of White House Farm, Waters Upton	0	<p>The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Waters Upton and sustain local services and facilities. The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. Given the proximity of other proposed sites in the area, there is an opportunity for the comprehensive masterplanning of the area of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated.</p>

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
658	Land north of Redhill, Watling Street	2	Given its size, the site has the potential to provide a good mix of housing to meet local needs. Its location also provides future residents the best of urban and rural living and therefore a new house within a green setting. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
661	Land off North Road, Wellington	8	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site adjoins an existing highway and therefore makes best use of existing infrastructure. Developing the site for housing helps support the vitality of Wellington Town Centre given the proximity of the site to existing services and facilities. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
671	Land at Rock Road, The Rock	4	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities and with the ongoing redevelopment of Telford Town Centre. Being located close to an existing highway the site takes advantage of existing infrastructure. The site is publicly owned land which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
694	Former Sugar Beet Factory, Allscott	1	The site adjoins an existing highway and therefore takes advantage of existing highway infrastructure. Given the size of the site there is the potential to provide a good mix of housing to meet local need, in addition to other potential uses. Proposing this site for housing also makes good use of a derelict previously developed site.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
716	Land at Fairways, Rodington Heath	-1	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Rodington and sustain local services and facilities.
732	The Former Phoenix Secondary School	7	The site is part of the strategic re-location of a school as part of the Building Schools for the Future programme and enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities and being located close to an existing highway takes advantage of existing infrastructure. Given the size of the site it presents an opportunity to provide a wide range of housing to meet local need. The site is publicly owned land which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
734	Site 2 at Sutherland Farm, Tibberton	0	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Tibberton and sustain local services and facilities.
748	The Charlton School, Severn Drive, Dothill	5	The site is part of the strategic re-location of a school as part of the Building Schools for the Future programme and enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. It is located close to an existing highway to take advantage of existing infrastructure. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
751	Land to the rear of Emlea, Rodington	-1	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Rodington and sustain local services and facilities. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
771	Land at, Church Road, Lilleshall	2	The site presents the opportunity to provide new homes within a green setting and therefore offer future residents the best of urban and rural living. The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community of Lilleshall and sustain local services and facilities.
775	Former Church, Main Road, Ketley Bank	5	The site helps focus development within the urban area to support local services and facilities. The site is close to an existing highway and therefore takes advantage of existing infrastructure. The site also responds to the availability of publicly owned land for development which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
900	Land at Crudgington	1	The site enables housing within the rural area of the borough, helping to meet rural housing needs and help strengthen the rural community. The site adjoins an existing highway and therefore makes best use of existing infrastructure. Given its size, the site has the potential to provide a good mix of housing to meet local needs together with other services and facilities. Its location also provides future residents the best of urban and rural living and therefore a new house within a green setting.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
901	Land North of A518, Donnington, Telford	1	Being close to an existing highway the site takes advantage of existing infrastructure. Developing the site for housing will help with the regeneration of the wider area and therefore help address issues of social, economic and environmental deprivation. Given the number of other proposed housing sites within this part of the borough, the site presents a good opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated.
902	Land South of A518, Donnington, Telford	0	Being close to an existing highway the site takes advantage of existing infrastructure. Developing the site for housing will help with the regeneration of the wider area and therefore help address issues of social, economic and environmental deprivation. Given the number of other proposed housing sites within this part of the borough, the site presents a good opportunity for the comprehensive masterplanning of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated.
907	Land to Rear of Beechfields Way, Newport	6	The site helps focus residential development within an existing market town, helping support the vitality and viability of Newport. Given the proximity of Newport town, the site provides the opportunity for future residents to have easy access to local services and facilities. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.

Housing Site Allocations. SHLAA_ID	Address	Site Assessment score	Strategic Assessment
908	Land North of Synders Way, Lawley	1	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. Developing the site for housing supports the ongoing redevelopment of this area of the borough with a good mix of housing, services and facilities. Given the availability of several sites within this area together with sites already with planning permission, the site presents an opportunity for the comprehensive masterplanning of the area of the area to help maximise opportunities for growth and ensure that development is sustainable and suitably integrated. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
909	Southwater	1	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site is located close to an existing highway and therefore takes advantage of existing infrastructure. The site provides the opportunity to develop residential uses within Telford Town Centre, supporting the continued regeneration of the centre and ensuring that people can access a range of services and facilities easily. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
910	Wildwood Development Site, Woodside	6	The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site is publicly owned which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.
912	The Former Swan Centre, Grange Avenue, Stirchley	9	The site is also located close to an existing highway and therefore takes advantage of existing infrastructure. The site enables development within the urban area of the borough to maximise the sustainable benefits of supporting local services and facilities. The site publicly owned land which enables the council to guide and manage development to help realise the borough's potential to deliver new homes and jobs.

