

LOCAL DEVELOPMENT FRAMEWORK

Annual Monitoring Report AMR

December 2007

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Telford & Wrekin
C O U N C I L

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ABOUT THIS DOCUMENT

This document is the third annual monitoring report for the Borough to be prepared under the new planning system introduced in the Planning and Compulsory Purchase Act 2004.

The monitoring time period for this report is 1st April 2006 to 31st March 2007.

If you require any further information on the Annual Monitoring Report or have any comments or queries related to this document please call the Development Plans team on 01952 384237 or email : 2021plan@telford.gov.uk

EXECUTIVE SUMMARY

This is the third Telford & Wrekin Annual Monitoring Report (AMR). It lists the monitoring principles and outlines the monitoring framework. The contextual characteristics are largely reported in the Community Strategy's State of the Borough Report, with only the population projections and housing affordability highlighted here. The key challenges and opportunities are summarised.

This monitoring report is based on Department for Communities and Local Government (DCLG) Core Indicators, and the indicators defined for the Strategic Environmental Assessment / Sustainability Appraisal prepared by the Council. This year's report expands on the evolving housing trajectory and explains what this includes and how it will develop as the Land Allocations Development Plan Document (DPD) is produced.

The Local Development Scheme (LDS) was reviewed in March 2007, and has again been modified since the last AMR. It has been effective from 3rd August 2007. The AMR contains a section on Local Development Scheme (LDS) implementation. This shows progress towards achieving the timetable and milestones for the preparation of documents set out in the schedule.

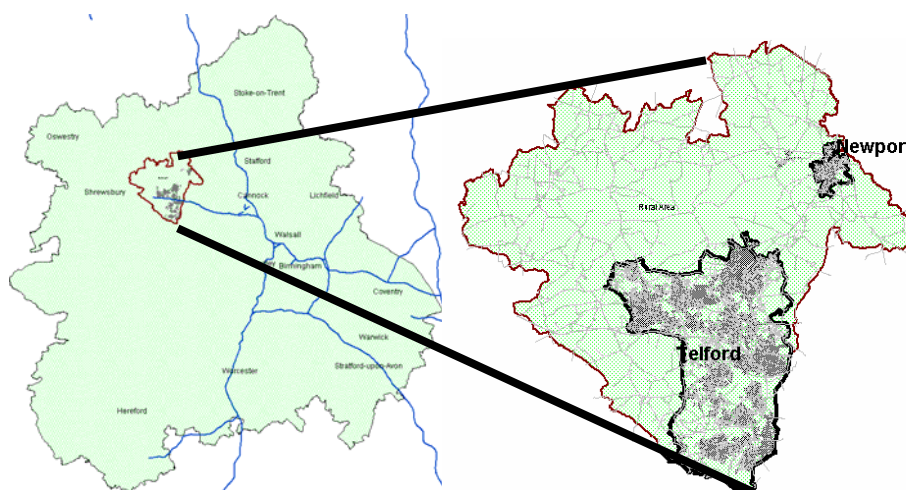
Further significant effects on the social, environmental and economic objectives of the implementation of policies will be tested by the indicators defined as more Development Plan Documents are produced.

1 INTRODUCTION

The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to monitor matters that may affect the planning and development of their areas. As set out in Section 13 of the Act, Regulation 5 and PPS12 (paragraph 4.8), they are required to keep under review the following matters:

- the principal physical, economic, social and environmental characteristics of their area;
- the principal purposes for which land is used in the area;
- the size, composition and distribution of the population of the area;
- the communications, transport system and traffic of the area (including accessibility by transport); and
- any other considerations which may be expected to affect those matters.

The Annual Monitoring Report reports on the Local Authority area including the three Local Development Framework sub-areas of Telford, Newport and the Rural Area. The AMR presents a spatial portrait of the Borough and its sub-areas, and identifies the accessibility issues arising that need to be addressed by the LDF.



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Feedback from the West Midlands Regional Assembly (WMRA) and Government Office West Midlands (GOWM) has determined the changes to the format and presentation evident in this report compared to the first AMR. The indicators are reported in summary form showing their Local Development Framework, Community Strategy and Wrekin Local Plan context.

The Local Development Scheme is shown as a summary Gantt chart. This shows that progress towards achieving the timetable and milestones for the preparation of documents set out in the Local Development Scheme is on schedule.

Monitoring Principles

- Monitoring will be an ongoing, integrated corporate process
- Monitoring will be based on available data
- Monitoring will supplement existing stakeholder programmes
- Monitoring will be spatial
- Monitoring will be based on indicators
- Interpretation of data will follow sound statistical principles
- Monitoring will be used to regularly review LDF policy
- Monitoring will require data management

Monitoring Framework

Key stakeholder contributions to the AMR are made through all stages of the LDS and through the Community Strategy partnership arrangements.

Community Strategy and Local Strategic Partnership input to the AMR is primarily via the LDF Project Group. This formal link ensures that Key Stakeholder contributions are reflected in the definition of indicators, the evidence base and in specifying research.

The evidence base has been used to develop and appraise issues, options reports, options for future development, including possible spatial vision and spatial objectives. There will be continual development of the evidence base at all stages.

The annual land use change data collection round is timed to feed data into the regional monitoring framework. It supports other national and regional reporting timetables. This will continue with the intention of improving the data collection, processing and analysis procedures so that reporting deadlines can be tightened.

Population projections will be updated using data from the Housing Trajectory.

The LDF will contain a spatial portrait of the Borough. Key features of the spatial portrait can be described by a series of Contextual Indicators, such as the size of the population or the average price of a house. These Contextual Indicators provide a snapshot of local circumstances and conditions at a point in time and by being regularly re-measured provide a means of determining how the implementation of the LDF, and the many other plans and programmes, are influencing the district's characteristics. Contextual Indicators assist in developing an understanding of how the district is changing with time. These are largely reported in the Community Strategy State of the Borough Report.

The Local Development Documents that make up the LDF will establish a range of spatial objectives. These objectives will describe the circumstances that the Council wishes to achieve through the LDF process. Once objectives have been established these will be addressed by policies within LDDs. To give direction and momentum to a policy it needs to be accompanied by a target. Monitoring activity provides the opportunity to determine if policies are meeting the established target. The measure of achievement is described as an Indicator. Indicators should be SMART, that is Specific, Measurable, Achievable, Realistic and Time-related.

For LDF Monitoring purposes three types of Indicator need to be developed: Core Output Indicators, Local Output Indicators and Significant Effects Indicators. The Core Output Indicators, published by the Department for Communities and Local Government (DCLG), cover nine themes, from business development to renewable energy.

Local Output Indicators permit the monitoring of LDF policies not covered by the Core Output Indicators, and should be developed on an incremental basis over time, reflecting the changing policy monitoring needs, the development of monitoring experience and the availability of resources.

Significant Effects Indicators should be linked to the objectives and indicators that have been developed separately through Sustainability Appraisal. They should enable a comparison to be made between the predicted effects of policies and the actual effects of policies measured during implementation.

Following feedback from GOWM and with the Inspectors Report on the Core Strategy imminent, the indicators are under review.

2 CHALLENGES AND OPPORTUNITIES

The challenges most important to the Borough's future spatial development are:

- To include a greater mix of uses including space for offices and leisure uses in Telford town centre.
- To focus for a mix of uses in Telford's District Centres to improve their viability and vitality, and reduce the need to travel.
- To encourage more employment in Newport, in particular in small scale commercial units with associated infrastructure.
- To ensure that people in the rural area have access to rural employment that reflects local circumstances.
- Newport has a shortage of open space, it is important to recognise that land on the edge of the town is often not accessible;
- Telford's Green Network should provide linkages to different parts of the town rather than providing a barrier to movement because of lack of access and safety fears;
- To provide for the unmet need for affordable housing, reflecting the different needs across the Borough.
- To realise the RSS's vision for the Borough, which is likely to involve delivering 26,500 dwellings by 2026.
- To diversify the economic base away from reliance on traditional low skilled manufacturing and increase high value manufacturing and high technology industries.

The Issues and opportunities that arise include:

- Substantial development is proposed as part of the emerging RSS.
- The Borough has substantial areas of employment land.
- Mixed use development on Brownfield sites should be promoted.
- The shortage of affordable housing is a key challenge for the Borough. The 2005 Housing Needs Survey showed that 62.6% (1,533) of households in housing need were unable to afford an entry level property on the open market.
- There is a need to positively address the small pockets of deprivation which exist within certain wards within the Borough.
- Home working should be encouraged, with increased use of telecommunications;
- Need greater emphasis on energy efficiency, for example greater education and guidance.
- To protect the high quality of the natural and historic environments whilst accommodating the required growth in a sustainable way. Developments should include habitat creation as well as recreational open spaces;
- Need to sustain continued vitality of the Borough's rural communities.
- Brownfield sites should be developed before Greenfield sites;
- Higher density development is most appropriate in existing centres;
- Need to build on local distinctiveness and vitality.
- Secure regeneration and transformation of the town centre from a shopping mall attached to an office park to a modern and distinct centre offering a range of facilities and services to meet the needs of a growing population.
- Regeneration of new town housing estates in south Telford where the deterioration of the physical and environmental fabric has led to market failure.

3 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

The Government has changed the structure of the planning system so that the Council will no longer be producing a Local Plan or Unitary Development Plan but will set out its future plans and proposals for future development in the Borough in a **Local Development Framework**.

Under the Planning and Compulsory Purchase Act 2004, the Council is required to prepare a portfolio of Local Development Documents (LDDs) which together will form the Local Development Framework (LDF). This will replace the current Wrekin Local Plan adopted in 2000.

The Local Development Framework will consist of a series of documents known as **Local Development Documents** (LDDs) some of which will have Development Plan status and be subject to independent examination i.e. **Development Plan Documents** (DPDs). The Core Strategy is the overarching policy document that sets out the vision, objectives and strategy for the LDF. All other DPDs must conform with the strategy set out in this document. Other LDDs that are not subject to examination are **Supplementary Planning Documents** (SPD). SPDs (previously known as Supplementary Planning Guidance (SPG)) are documents that the Council may wish to prepare to support policies in any of the DPDs.

There is a requirement to prepare a **Statement of Community Involvement** (SCI) that whilst not part of the development plan is subject to independent examination. The SCI is felt to be particularly important to increase the level of community participation in the preparation of the LDF. Following consultation on the Submission Draft SCI in October 2005 it was not considered necessary to hold a Public Inquiry into the document. The Inspectors binding report on the SCI was received in March 2006 and formally adopted on 8 May 2006.

All Local Development Documents are subject to the requirements of the **Strategic Environmental Appraisal / Sustainability Appraisal** (section 19 (5) of the Planning & Compulsory Purchase Act 2004). To meet these requirements a Scoping Report must be prepared to establish a methodology, process and the baseline information required to undertake an appraisal of each Local Development Document. The council undertook the early stages of this work in advance of the publication of the detailed guidance on the preparation of the sustainability appraisal. Using guidance from the SEA directive, the Scoping report was prepared after consultation with relevant bodies to determine the extent and nature of the report. This Scoping Report will be used to appraise all the Local Development Documents produced.

The Council met its statutory requirement to submit its first Local Development Scheme (LDS) to Government Office West Midlands by the 31st March 2005. The Local Development Scheme (LDS) provides a starting point for the community to find out what the Council's current planning policies are for the area and sets out the programme for the preparation of Local Development Documents (LDDs) to replace those policies over the next three years. The scheme for 2006 was submitted to the Secretary of State (via GOWM) in March 2006 and took effect from April 2006. This was subsequently updated with minor amendments in July 2006. The three-year programme includes "consultation milestones" to enable the public to get involved with the plan-making process and to let them know the likely dates for involvement.

The assessment of document preparation is explained in the Gantt chart, a common way of showing tasks over time, below. This illustrates each document in terms of its actual preparation progress against the milestones set out in the Scheme. Documents are listed in the left hand column with their respective timetables to the right, tracking actual preparation progress against production milestones in the Scheme.

The timetable and key milestones for the preparation of Development Plan Documents set out in the Local Development Scheme have been met.

2007 Update

The Core Strategy was submitted for Examination in October 2006 and the hearing was held May - June 2007, and the Inspector's Report was received in November 2007. The Waste Policies & Proposals DPD is being withdrawn on the recommendation of the Planning Inspectors following submission in October 2006.

All the policies in the existing Wrekin Local Plan were drafted in the late 1990's. As part of the preparation of the LDF a review of these policies was undertaken to assess the following:

- 1 Current relevance;
- 2 Post use (successfully / unsuccessfully);
- 3 Duplication (Regional Spatial Strategy / National Planning Policy Guidance).

As it has not been possible to replace all necessary Wrekin Local Plan policies within the transitional period introduced by The Planning and Compulsory Purchase Act 2004, a number of policies have therefore been 'saved' for use within the Development Plan from 27th September 2007. A schedule of 'saved policies' was approved by the Secretary of State on 7th September 2007.

Experience of these early years of implementing the requirements of the new planning act has necessitated some changes to the current LDS programme for the production of DPDs. This has been as a result of :

- **Kate Barker Report and PPS3 'Housing'** – the publication of PPS3 highlights the fact that the Government want to move as quickly as possible to a development framework that reflects the new PPS. As a result all Local Planning Authorities (LPAs) have had to consider the extent to which emerging local development documents and regional spatial strategies can reasonably have regard to the policies in this statement, depending on their state of preparation. As far as is practicable, changes should be made to emerging spatial plans so that they reflect PPS3 policies, but it was made clear that this should not be done at the expense of putting in place an effective policy framework for housing as quickly as possible'. The requirements of PPS3 have placed additional requirements on the Development Plans Team in relation to the Land Allocations Development Plan Document in particular.
- **Stafford BC and Lichfield DC Core Strategies found 'unsound'** – In the summer last year (2006) two authorities in the West Midlands were found to have 'unsound' Core Strategies following independent examination. This has led to many authorities reviewing their programme for LDF preparation to allow further time for the collation of credible and robust evidence in an attempt to ensure that DPDs are found 'sound'.
- **Core Strategy Inspector's Report** – this is expected in November and due to the issues being considered at the examination in May (i.e. level of growth in Newport and Key Settlements in the Rural Area) it would be inadvisable for the Council to approve a Land Allocations Development Plan Document for submission to the Secretary of State ahead of receipt of the Inspectors Report into these issues.
- **PINS Early Experiences Note** (October 2006) – The Planning Inspectorate issued a note on early experiences to prevent other authorities being found to have 'unsound' DPDs (following Stafford BC and Lichfield DC).
- **Growth Point Status** – In October 2006 the authority was given the go ahead to bid for funding to establish the feasibility of increasing the level of housing development within Telford by approx. 20%. Various feasibility work needs to be undertaken to establish the appropriate level of growth and sites need to be included within the Land Allocations DPD. The studies involved will not report until early Autumn 2007 and therefore this will affect our ability to deliver the Land Allocations Development Plan Document to the current LDS timetable.

The 2007 LDS has therefore identified changes to the timetable to reflect these issues..

Actual Local Development Document Preparation Compared to Milestones

DOCUMENT TITLE	TYPE	2005 / 6												2006 / 7												2007 / 8												2008 / 9																
		A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M																	
Local Development Scheme					A								A				A								A					A																								
Statement of Community Involvement	(LDD)				S							I	A																																									
Core Strategy	(DPD)					C											S								X				I	A																								
Land Allocations	(DPD)					C																								S			X			I		A																
Development Control Policies	(DPD)					C																								S			X			I		A																
Waste Policies & Proposals	(DPD)					C											S								X				I	A																								
Central Telford Action Plan	(DPD)					C																								S												A												
Minerals Policies & Proposals	(DPD)																	C												S												A												
South Telford Action Plan	(DPD)																																O											C										
Affordable Housing	(SPD)																														E																C							A
Developer Contributors	(SPD)																															E															C							A
Green Spaces Strategy	(SPD)																															E															C							A
Car Parking Strategy	(SPD)																																	E													C							A
Design Guidance	(SPD)																		E													C														A								
Reducing Carbon Burden	(SPD)																			E																											C							A
Telecommunications	(SPD)																																														C							A

Key: Scheduled Achieved Not Met

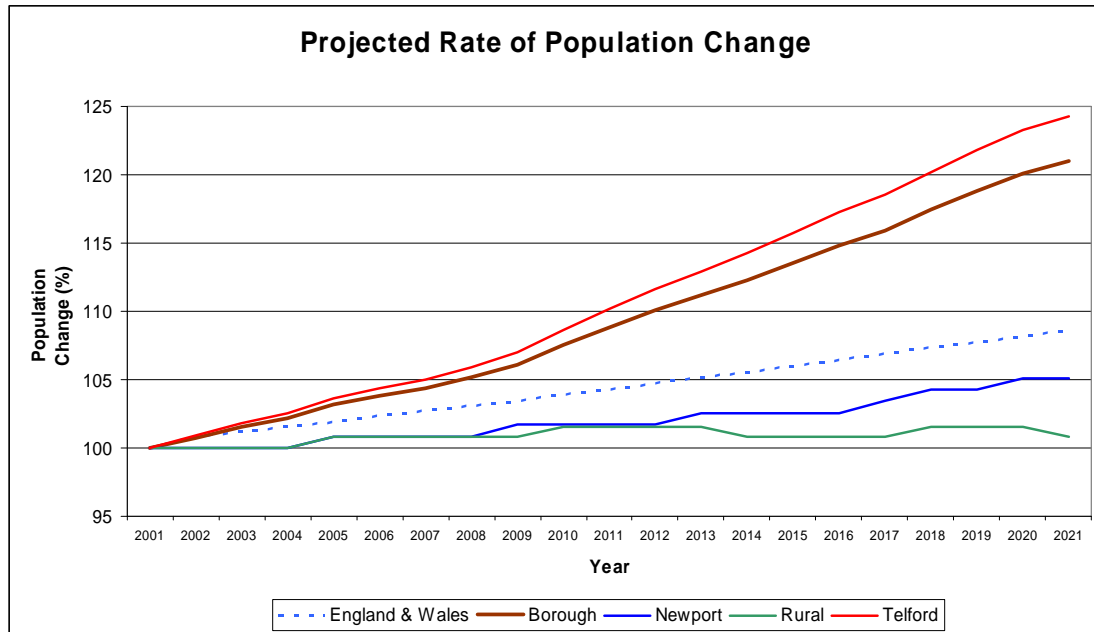
E Early Community Engagement C Consultation O Issues and Options P Preferred Options

S Submission to SoS A Adoption X Examination I Inspectors Report

4 CONTEXTUAL INDICATORS

Contextual topics have been selected for more extensive presentation from the evidence base information used by the Community Strategy and in the Strategic Environmental Assessment Scoping Report. Further contextual information can be found in the State of the Borough report for 2007.

Population projections



Source: Telford & Wrekin Council and Office for National Statistics

The graph shows the projected rate of change in population to 2021 based on the housing trajectory. Telford is projected to grow faster than the Borough, with Newport and the Rural Area having lower but similar rates of growth.

YEAR	Borough	Newport	Rural	Telford
2001	158,600	11,700	12,900	134,000
2002	159,800	11,700	12,900	135,200
2003	161,000	11,700	12,900	136,400
2004	162,100	11,700	12,900	137,400
2005	163,700	11,800	13,000	138,900
2006	164,600	11,800	13,000	139,900
2011	172,600	11,900	13,100	147,600
2016	182,100	12,000	13,000	157,100
2021	191,900	12,300	13,000	166,500

Source: Telford & Wrekin Council

As the housing trajectory is revised using site specific land allocations, and as development occurs, it is intended that the population projections will also occasionally be updated.

The ONS Mid Year Estimates show a slower rate of population growth than in the LDF forecast.

Borough of Telford & Wrekin Mid Year Population Estimates

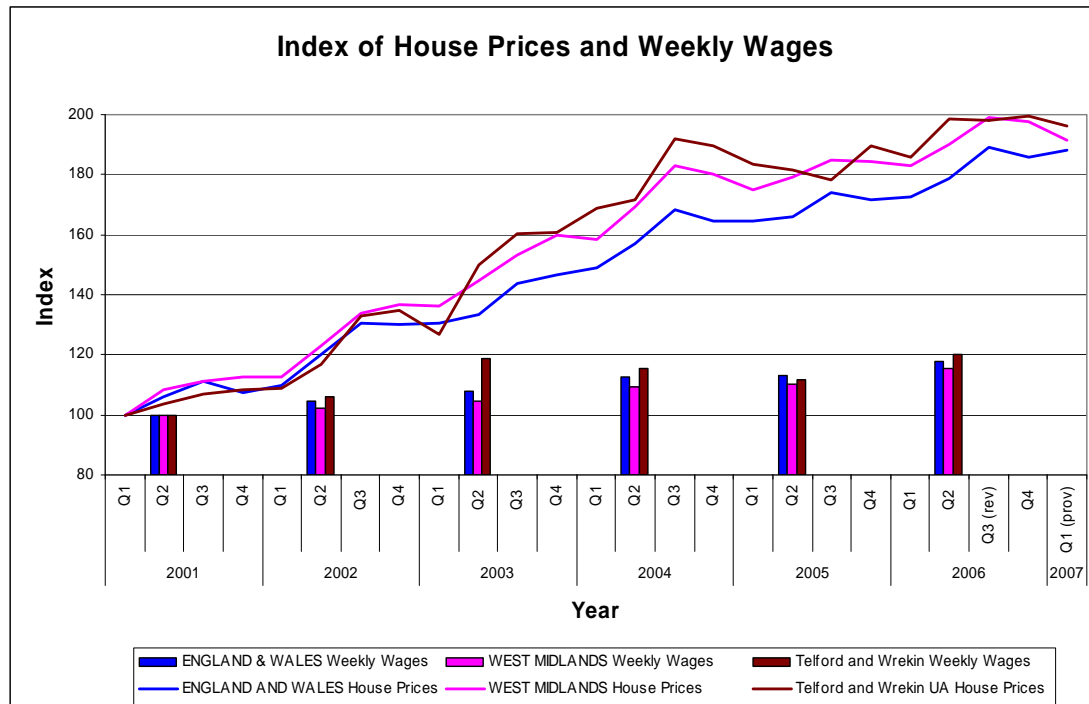
Year	2001	2002	2003	2004	2005	2006
Persons	158,570	159,830	161,020	162,090	163,680	164,600

Source: Telford & Wrekin Council

Affordable Housing

A range of affordable housing types will be needed in the future to meet local needs. These include social rented, part rent / part buy, shared equity and low cost market. The chart below shows the average house prices in Telford & Wrekin, West Midlands Region and England & Wales, compared to the average weekly wage. Although each has risen since 2001, wage increases have been at a much lower rate than the average rise in house prices.

Index of Average House Prices and Weekly Wages



Source: Land Registry; Office for National Statistics

The average price of a house in Telford & Wrekin has risen by 96% in the six years to 2007 (Q1), faster than the increase of 91% for the West Midlands and the 88% increase for England & Wales as a whole. However, the average price of a house in Telford & Wrekin remains around £63,000 lower than the England & Wales average, and about £20,000 lower than the West Midlands average price.

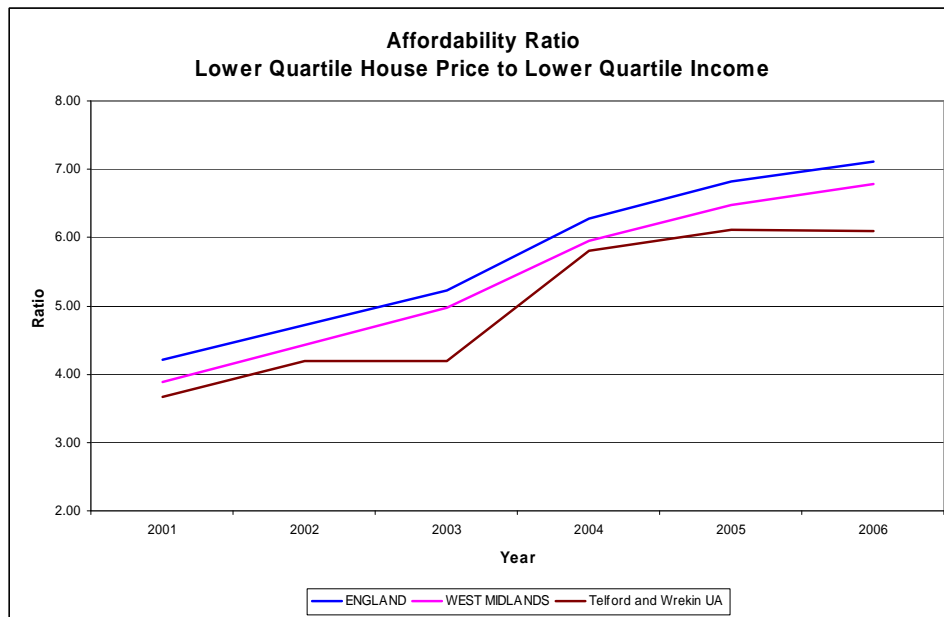
The average weekly income rose by 17% in Telford & Wrekin between 2001 and 2006, compared to 15% in England & Wales and 13% in the West Midlands. Wages are £44.70 per week lower in Telford & Wrekin than nationally.

Affordable Housing Completions

Year	2001	2002	2003	2004	2005	2006
Dwellings	144	82	77	115	114	103

Source: Telford & Wrekin Council

Affordable housing completions remain significantly below the need identified in the Housing Needs Study. The last comprehensive Housing Needs Study was published in 2004. This was updated in 2005 to include the sub-Borough population projections. This update also showed that the need for affordable housing had further increased since the full study.



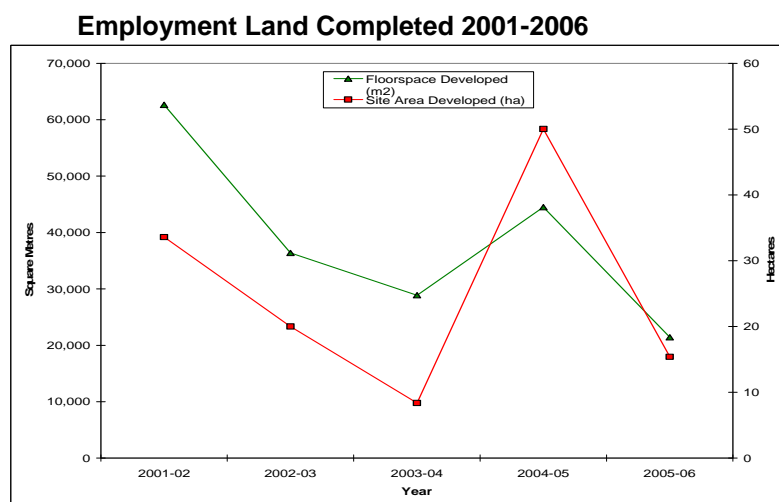
Source: Land Registry; Office for National Statistics

Affordability can be shown by comparing lower quartile earnings to lower quartile house prices. This assesses affordability for those on lower incomes (the lowest 25 per cent of earnings), including young households and first time buyers. The affordability ratio for Telford & Wrekin is currently 6.09 compared with 6.78 for the West Midlands and 7.12 for England. A ratio of 6.0 and above indicates major affordability problems.

Employment Land

In the year to 31st March 2006, sites totalling 15.39 hectares of gross area had completed employment development on them, 80% of these were on brownfield land. In terms of floorspace, 21,429 square metres of employment was developed in this period. The data for the year to March 2007 has yet to be fully analysed.

254.24 hectares of land with permission or committed for employment use were not yet completed at 31st March 2006, 14.24 hectares of this was under construction, leaving just over 240 hectares of land which has not yet started development.

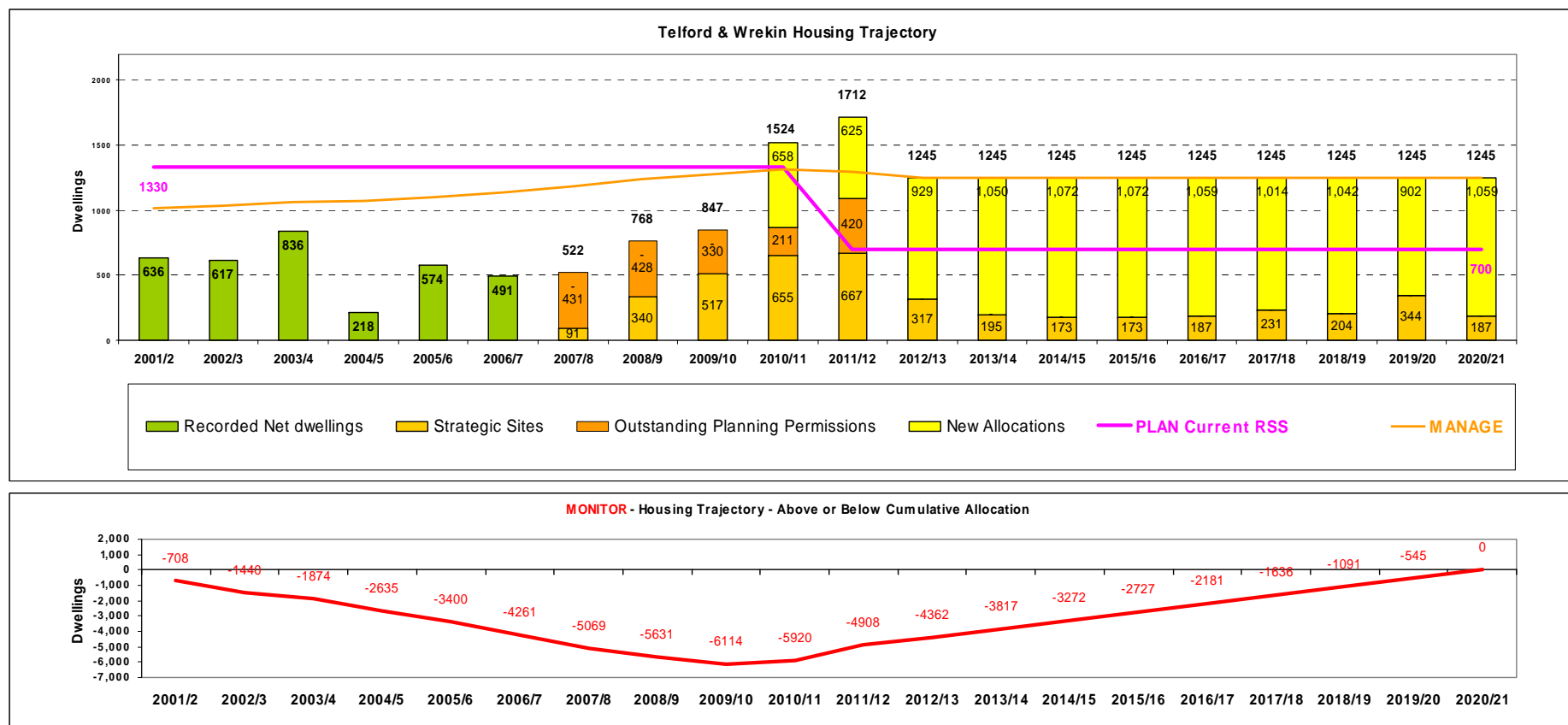


Source: Telford & Wrekin Council

The chart shows the trends in employment development during the RSS period since 2001. Both the land and floor space of completed employment development are down this year.

5 HOUSING TRAJECTORY

Core Indicator 2a, the Housing Trajectory is a highly numeric indicator that cannot be presented in a simple tabular summary format, but is presented extensively here using charts and table.



The trajectory can be used as a tool for taking forward and realising the Borough's growth ambitions and for planning the delivery of associated infrastructure. It supports the plan, monitor and manage approach to housing delivery by monitoring both past and anticipated completions across a period of time. If past completions show a shortfall against requirements they can be used to demonstrate that future completions will make up this shortfall. They also look forwards and can help indicate at an early stage whether any steps need to be taken to ensure planned requirements are met. The trajectory also provides a means of further exploring and understanding the various components of past and future housing supply, so that risks to the delivery of housing can be easily identified and mitigated against.

The red **MONITOR** line shows how many dwellings above or below the **RSS planned rate** the plan strategy is at any point in time. This is calculated by adding up completions over time and comparing it to the planned rate.

The key measure is therefore the remaining annual requirement, which is shown by the orange **MANAGE** line. This represents the annual number of completions needed to meet the RSS allocation total, taking into account any shortfalls or surpluses from both previous and future years. In other words, it represents the numbers of completions needed to be on track at any point in time. The value of this line is that it allows assessment of whether past shortfalls or surpluses will be addressed through future trends in supply, or whether there is any need for action to allow delivery of the RSS allocation.

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Past Completions - Allocated Sites	483	335	490	193	201	151														
Past Completions - Unallocated Sites	139	263	406	376	364	318														
Projections - New Allocations							-	-	-	658	625	929	1,050	1,072	1,072	1,059	1,014	1,042	902	1,059
Outstanding Allocated Plan. Permissions							431	428	330	211	420									
Strategic Sites							91	340	517	655	667	317	195	173	173	187	231	204	344	187
Windfalls (0%)													-	-	-	-	-	-	-	-
Total Past Completions	622	598	896	569	565	469														
Total Projected Completions							522	768	847	1,524	1,712	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245
Cumulative Completions	622	1,220	2,116	2,685	3,250	3,719	4,241	5,009	5,856	7,380	9,092	10,338	11,583	12,828	14,073	15,319	16,564	17,809	19,055	20,300
New Growth Point											-	-	-	-	-					
PLAN - Strategic Allocation (annualised)	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	700	700	700	700	700	700	700	700	700	700
MONITOR - No. of dwellings above or below cumulative allocation	-	708 -	1,440 -	1,874 -	2,635 -	3,400 -	4,261 -	5,069 -	5,631 -	6,114 -	5,920 -	4,908 -	4,362 -	3,817 -	3,272 -	2,727 -	2,181 -	1,636 -	1,091 -	545 -
MANAGE - Annual Requirement taking account of past/predicted completions	1,015	1,036	1,060	1,070	1,101	1,137	1,184	1,235	1,274	1,313	1,292	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245	1,245

The monitor line on the graph is below 0 and falling, showing that the strategy is under-delivering relative to its requirement. The trajectory shows that outstanding planning permissions, the Strategic Sites and Central Telford Area Action Plan will need to be bolstered by the allocation of sites to deliver the “Unassigned” portion as shown on the trajectory from 2011/12 when it is expected that a Land Allocations DPD will be reflected on the ground. That level of “Allocations” would return the monitor curve to zero by 2021. The contribution of New Growth Point sites is not included, and there are no urban extensions. The trajectory also assumes windfalls at 0%.

A Strategic Housing Land Availability Assessment (SHLAA) is underway to create a database of assessed sites indicating their potential use for housing, and to identify deliverable sites for a 5 to 15 year timescale. That database and assessment will be used as input to the Land Allocations Development Plan Document (LA DPD). Updating the SHLAA evidence base will then be a regular annual process taking into account take up and completion of sites and changes to the status of sites. The management response should then be directed to maintaining a five year supply. This process will be reported through updated housing trajectories in future Annual Monitoring Reports.

It will be possible next year to break the components of supply down further once the SHLAA and LA DPD provide phased individual site level data. In addition to that already known at site level for outstanding planning permissions, the strategic sites and CTAAP, the future trajectory will develop to illustrate the anticipated contribution from all individual sites, along with those for the New Growth Point, and separate out sources of windfall completions where appropriate.

6 POLICY PERFORMANCE

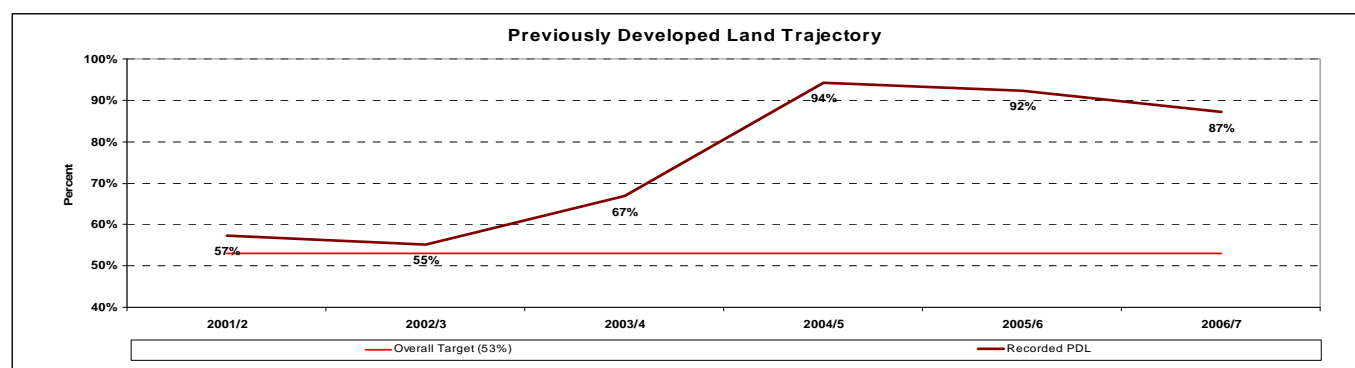
This section summarises the indicators defined for the Core Strategy. Recent data is summarised where available, and an indication of progress relative to any targets and benchmarks is also shown using ✓ for progress, = for no trend and ✗ for regression. □ Indicates no data. The first column shows the LDF policy code, and the second column the Wrekin Local Plan or Structure Plan Policy code. The third column gives the code for the Community Strategy Priority Foci which the policy and specific indicator are linked to. The indicators are shown with both code and text description. The codes without lead characters are DCLG core indicators. Those starting with “En”, “Ec” or “S” are derived from the Sustainability Appraisal. The “L” indicators are locally defined, and the “W” lead characters denote a Waste Strategy derivation.

This year the approach to the AMR has been to focus on Core Indicator 2, the Housing Trajectory and on presenting accessible data. Government guidance suggests that AMR's should be concise and indicators should be kept to a minimum. With this in mind, the AMR has been revised and a number of indicators have been superseded or removed.

SDS Spatial Development Strategy								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
SDS	T5	SQE4	En1d % of new development within 800m of a bus stop	=	Borough	↑	LTP	per annum
SDS	T4	SQE1	En1a % development on Greenfield and % development on PDL	✓	Borough	=> 53%	RSS	per annum

The data for the first indicator giving the locations of bus stops is being revised since this indicator was last reported. This indicator will therefore be reported in a future AMR.

The previously developed land trajectory shows the past level of delivery, which is consistently above the Borough target of 53%. The Land Allocations DPD will need to include a high proportion of previously developed sites in order to maintain performance above target through to 2016 and beyond.



CS1 Homes								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time

This indicator is fully reported above in the Housing Trajectory. The individual completions at site level are listed in Appendix 1 for residential development. Appendices 2 and 3 record the residential sites that were under construction or not started as at 31st March 2007. The appendices are sorted by electoral ward. The non-residential developments data has still to be fully analysed but will be included as appendices to the next AMR.

CS2 Jobs									
Policy	WLP	CS Foci	Indicators		Progress	Geography	Target	Benchmark	Time
CS2	E4	TT4	1a	Amount of land developed for employment by type.	X	Borough	↑	Borough	per annum
CS2	E4	SQE1	1c	Amount of floorspace developed by employment type, which is on PDL.	X	Borough	↑	Borough	per annum
CS2	E1	LES1	1d	Employment land available by type.	=	Borough	↑	Borough	per annum
CS2	E1	TT4	1f	(ii) Losses of employment land in Borough	✓	Borough	↓	Borough	per annum

The table shows the trend for indicators to April 2006 since data analysis to support this indicator has not been completed for this year. It is intended that these indicators will be fully reported in the next AMR.

CS3 Telford									
Policy	WLP	CS Foci	Indicators		Progress	Geography	Target	Benchmark	Time
CS3	E4	TT4	4b	Amount of completed development in Telford. Gross Square Metres.	✓	Telford	↑	Borough	per annum
CS3	E9	TT4	Ec1a	Number of businesses in key employment sectors	=	Telford	↑	Borough	per annum
CS3	E4	TT4	1a	Amount of land developed for employment by type.	X	Telford	↑	Borough	per annum

The table shows the trend for indicators to April 2006 since data analysis to support this indicator has not been completed for this year. It is intended that these indicators will be fully reported in the next AMR.

CS4 Central Telford								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS4	E9	TT1	Ec1a Number of businesses in key employment sectors	=	Town Centre	↑	Borough	per annum
CS4	TC2	TT1	4b Amount of completed development in Town Centre. Gross Square Metres.	✓	Town Centre	↑	Borough	per annum

The table shows the trend for indicators to April 2006 since data analysis to support this indicator has not been completed for this year. It is intended that these indicators will be fully reported in the next AMR.

CS5 District and Local Centres in Telford								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS5	E9	TT4	Ec1a Number of businesses in key employment sectors	=	Centres	↑	Borough	per annum

The table shows the trend for indicators to April 2006 since data analysis to support this indicator has not been completed for this year. It is intended that this indicator will be fully reported in the next AMR.

CS6 Newport								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS6	H3	SQE4	3b Amount of new residential development within 30 minutes public transport time of various uses	✓	Newport	↑	Borough	per annum
CS6	E2	TT4	1a Amount of land developed for employment by type.	X	Newport	↑	Borough	per annum

The table shows the trend for the second indicator to April 2006 since data analysis to support this indicator has not been completed for this year. It is intended that this indicator will be fully reported in the next AMR.

CS7 Rural Area								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS7	E6	LES2	Ec1b Rural Diversification - number of businesses in key employment sectors	X	Key Settlements	↻	Rural Area	update

The table shows the trend for the second indicator to April 2006 since data analysis to support this indicator has not been completed for this year. It is intended that this indicator will be fully reported in the next AMR.

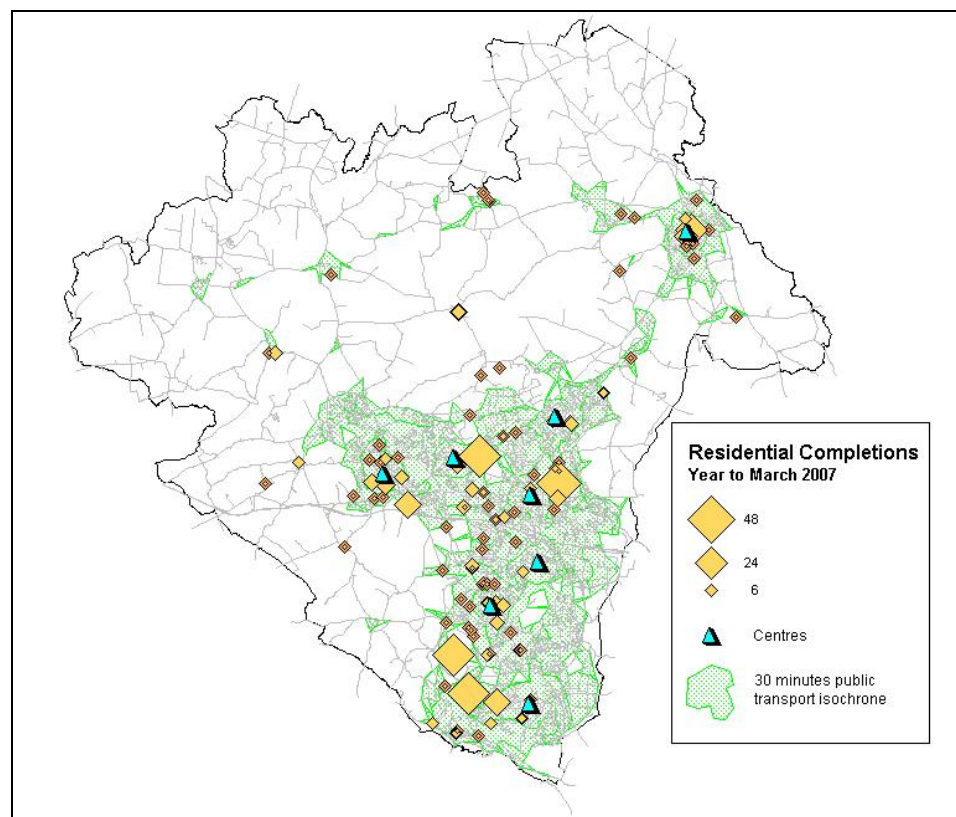
CS8 Regeneration								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS8	E9	LES2	Ec1a Number of businesses in key employment sectors	=	Borough	↑	Borough	update

The table shows the trend for the second indicator to April 2006 since data analysis to support this indicator has not been completed for this year. It is intended that this indicator will be fully reported in the next AMR.

CS9 Accessibility and Social Inclusion								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS9	T4	SQE4	3b Amount of new residential development within 30 minutes public transport time of various uses	✓	Borough	↑	Borough	per annum

Core Indicator 3b requires measurement of the percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre. Isochrones for accessibility to doctors were shown in the last AMR.

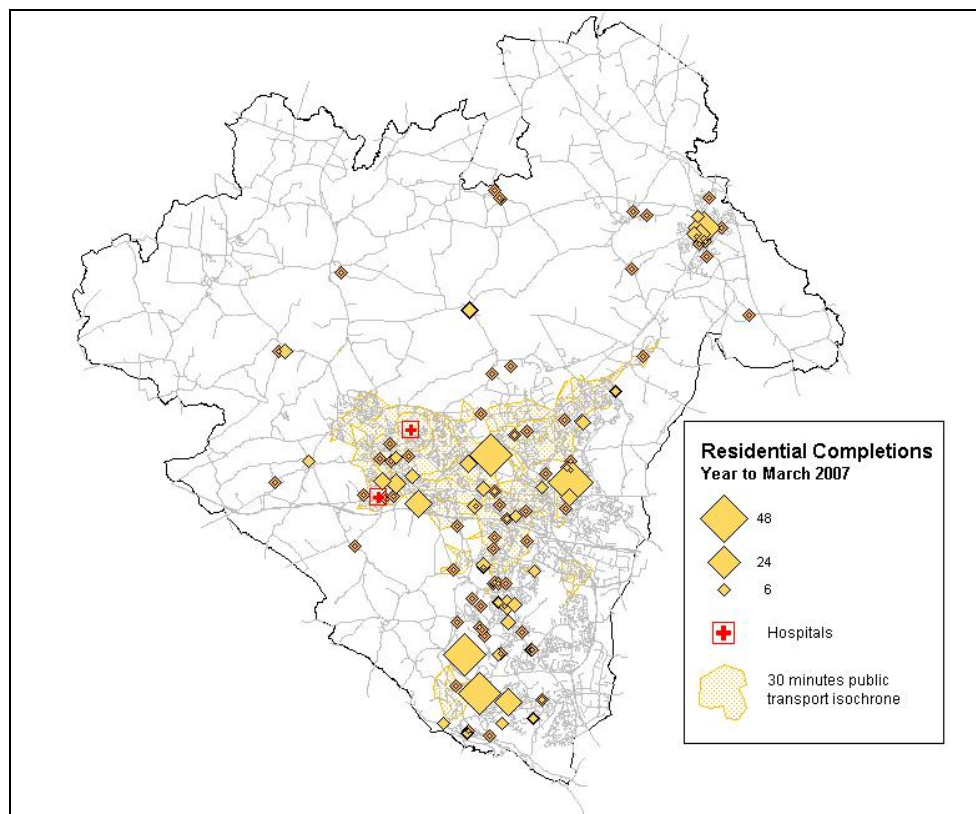
District Centres and Location of New Residential Development 2006 / 2007



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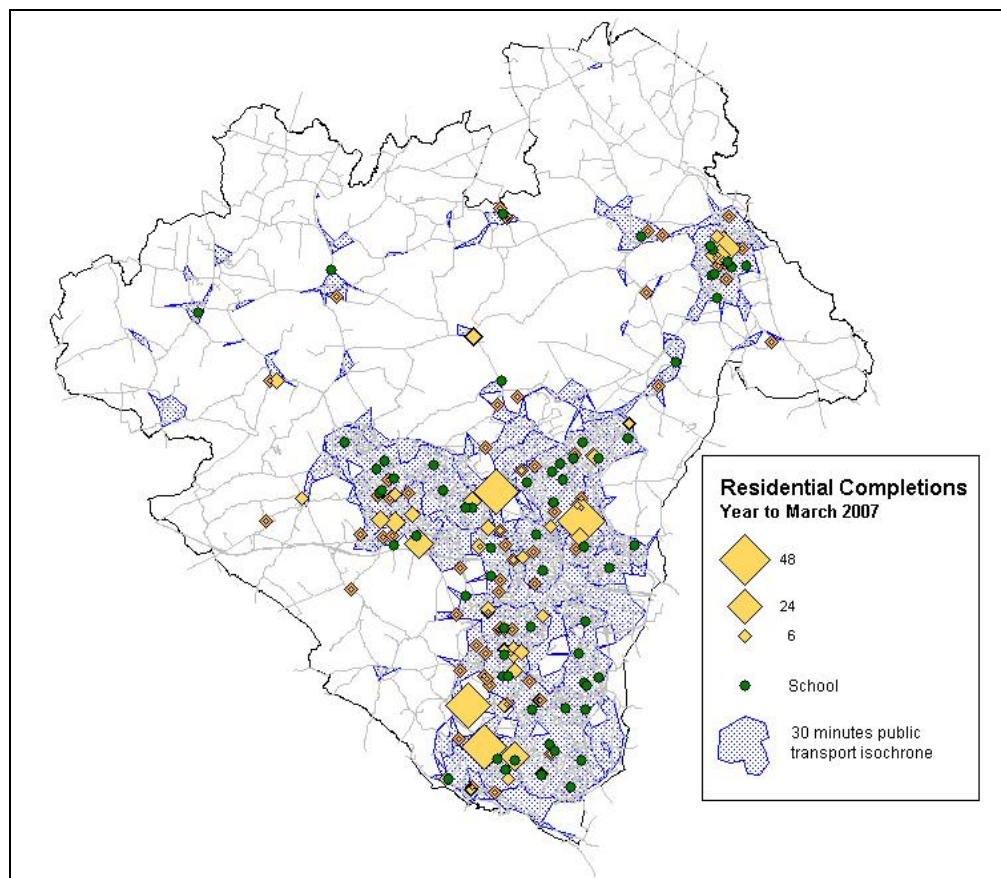
The location of the Town and District Centres along with the location of new residential development in the 12 months to March 31st 2007, are shown. The residential sites symbols are graded by numbers of completions. The shading shows areas of equal distance travelled (isochrone) by public transport from the centres. 84.4% of new residential development in the previous 12 months is within the 30 minutes isochrone.

Hospitals and Location of New Residential Development 2006 / 2007



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The residential sites symbols are graded and the shading shows the 30 minutes isochrone by public transport. This second map shows 29.9% of new residential development is within 30 minutes of a Hospital.

Schools and Location of New Residential Development 2006 / 2007

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85.5% of new residential development in the year to 31st March 2007 is within the 30 minutes public transport isochrone.

CS10 Community Facilities								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS10	T4	SQE4	S2b % of houses 800m from a bus stop	-	Borough	↑	Borough	per annum

The bus stops data that is used for this indicator is being updated. This indicator will be fully reported in the next AMR.

CS11 Open Space								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS11	LR4	TT7	S4b Achievement of Accessible Natural Green Space Standards	□	Borough	=	Standard	per annum
CS11	LR4	TT7	4c Amount of eligible open spaces managed to Green Flag award standard.	=	Borough	↑	Standard	per annum

Data for the first indicator is currently being researched and will be fully reported in the next AMR.

Green Flag Award looks for a park which achieves high standard in eight areas of management:

- A welcoming Place
- Health and Safety
- Clean and well maintained
- Sustainability
- conservation and heritage
- community involvement
- marketing
- management.

Any green space can meet these requirements, Town Park, Country Parks, Nature Reserves woodlands, gardens, cemeteries and crematoria. Any green space that is being entered into the Green Flag Award can be considered for Green Heritage Site Status. The site must have a conservation plan.

Green Pennant is awarded to green spaces that are managed by local, voluntary and community groups based upon Green Flag criteria. There is one park at the moment which has Green Flag status, the others are/will be managed to Green Flag criteria but there aren't resources available to put these parks into the Green Flag Award Scheme. Therefore 85%, 172 hectares of eligible open space, is managed to the Green Flag Award standard.

CS12 Natural Environment								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS12	OL2	SQE1	En3c Area (ha) of wildlife sites	✓	Borough	↑	Borough	per annum

This indicator relies on data maintained by the Shropshire Wildlife Trust. In 2004 there were 755 hectares of wildlife sites. In 2006 there were 870 hectares. The site by site detail changes over time, but the trend is increasing and the indicator is on track.

CS13 Environmental Resources								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS13	EH3	SQE1	7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	0	Borough	0	Borough	per annum

This is Core Output Indicator 7.

Permissions granted against the advice of the Environment Agency on flood defence grounds: 0 (of 11 objections – 0 objections upheld, 2 applications refused, 4 applications granted where EA objection withdrawn, 1 application withdrawn and 4 applications remain pending)
 Permissions granted against the advice of the Environment Agency on water quality grounds: 0 (0 objections)

Core Output Indicator 7 demonstrates that during 2006-07 no objections were raised on water quality grounds and the key objectives of the Borough planning framework were met in this regard. Flood risk represented a greater concern for the Environment Agency during the monitoring period 1st April 2006 to 31st March 2007 with the submission of 11 objections. Following further discussion and consultation between parties, all the EA objections were withdrawn where planning permission has been granted. The figures reported demonstrate that the requirements of Policy EH3 Flooding of the Wrekin Local Plan and Planning Policy Statement 25 (Development and Flood Risk) were being upheld in the determination of applications with proposals to further consider the issue of flood risk through the emerging Local Development Framework. A Level 1 Strategic Flood Risk Assessment (SFRA - as required by Planning Policy Statement 25) has now been completed by the consultant Halcrow through a joint working approach with the Shropshire Local Planning Authorities. The Council is to imminently commission a Level 2 study for the Borough to develop the LDF evidence base and refine flood risk on specific sites. The results of these studies will be reflected in the forthcoming Land Allocations and Development Control Policies Development Plan Documents.

CS14 Cultural, Historic and Built Environment								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS14	E7	LES3	L30 No. of Hotels.	✓	Borough	=↑	Borough	per annum

There were no hotels with five or more bedrooms completed in the year to April 2007, although there are five more in the Borough than in 2003 and the trend is for the number to increase.

CS15 Urban Design								
Policy	WLP	CS Foci	Indicators	Progress	Geography	Target	Benchmark	Time
CS15	UD2	SQE3	En4b % of developments adhering to T&W Design Guide	□	Borough	↑	Design Guide	update

This indicator is dormant pending the production of a design guide.

Key to Indicator Targets:	
=	Equal / Meet
=<	Equal to or less than
=< 0	Equal to or less than none
=>	Equal to or greater than
=↑	Meet or improve on
↓↑	Concentrate
↑	Increase or improve on
↑ density	Increase density
↓	Reduce
↻	Diversify

Key to Indicator Codes:	
Policy	Core Strategy and Waste Strategy Code
WLP	Wrekin Local Plan Policy Code
CS Foci	Community Strategy Key Foci
Indicators :	Numeric Department for Community and Local Government Defined Core Indicator
	En Sustainability Appraisal Environmental Indicator
	Ec Sustainability Appraisal Economic Indicator
	L Locally Defined Core Strategy Indicator
	W Waste Strategy Locally Defined Indicator

7 KEY FINDINGS

The timetable and milestones for the preparation of documents set out in the Local Development Scheme have been met.

It is still too early to make links between LDF policy and trends in the indicators. Telford & Wrekin has been set a target of completing at least 53% of its residential development on previously developed land (PDL). This year 87% was on PDL, which, as in most years since 2001, is well above target.

The English Partnership (EP) strategic development sites at Lawley and East Ketley will start in the next year, and the first phase of Lightmoor has been completed. Telford & Wrekin Council is working in close partnership with EP, who are also prioritising the submission of their non-strategic housing sites in Telford. This will contribute to a higher and more consistent annual total housing completion delivery rate from 2007/8.

Affordable housing completions remain significantly below the need identified in the Housing Needs Study. However, once completion rates rise then it is more likely that affordable housing completions will also rise. The last comprehensive Housing Needs Study was published in 2004. This was updated in 2005 to include the sub-Borough population projections. This update also showed that the need for affordable housing had further increased since the full study. A further full study is underway.

Policies for protecting the natural and built environment of the borough remain effective.

8

GLOSSARY

Adopted Proposals Map	Will illustrate on a base map all the policies contained in Development Plan Documents, together with any "saved" policies. Must be revised as each new Development Plan Document is adopted.
Allocated Site	Sites which are generally well defined and where there is an implied presumption in favour of their being developed during the Plan period.
Annual Monitoring Report (AMR)	Will measure progress in implementing the Local Development Scheme and performance of policies against targets in Development Plan Documents. Will indicate what action an authority needs to take if it is not on track or policies need to be revised or replaced.
Biodiversity	Summarises the phrase biological diversity - the variety of life around us (mammals, birds, reptiles, amphibians, fish, invertebrates, plants, fungi, and other micro-organisms).
Community Strategy	Wide ranging strategy aiming to improve the social, environmental and economic well being of the area, focussing on the needs, aspirations and priorities of local communities. Should co-ordinate the actions of public, private, voluntary and community sectors. Local Development Frameworks should provide spatial expression to those elements of the Community Strategy which relate to land use and development.
Core Strategy	Sets out the key elements of the planning framework for the area, including a long term spatial vision, the spatial objectives, and the strategic policies to deliver that vision. In the case of County Councils, the Core Strategy only relates to minerals and waste development. All other Development Plan Documents in the Local Development Framework (LDF) must be in conformity with the Core Strategy.
Development Plan	The Development Plan for an area will comprise the Regional Spatial Strategy and the Development Plan Documents contained in the Local Development Framework. In two tier areas, the documents comprising both the district council LDF and the County Council LDF all form part of the Development Plan. Decisions on planning applications for development or use of land should be made in accordance with the provisions of the development plan unless material considerations indicate otherwise.
Development Plan Document (DPD)	The spatial planning documents contained in the Local Development Framework which the local planning authority must prepare. They are part of the Development Plan and include: <ul style="list-style-type: none"> • Core Strategy • Site specific allocations • Area Action Plans (if required) • Adopted Proposals Map • Generic Development Control Policies
Environmental Impact Assessment	A process whereby information about the environmental impact of a project is collected, assessed and taken into account in reaching a decision on whether the project should proceed. Carried out before certain types of planning applications can be determined.
Examination	All Development Plan Documents will be subject to independent examination before a Planning Inspector. The Inspector's role is to consider the document as a whole and to determine its soundness. In doing so the Inspector will consider all representations made and any changes which have been suggested. Following the examination, the Inspector will produce a report which will be binding on the local authority.
Issues and Alternative Options	This is a stage of the Development Plan Document preparation process where the community engagement is sought on an informal basis from interested organisations in order to inform the identification of key issues and the preferred options for addressing them.
Local Development Documents (LDD)	Collective term for: <ul style="list-style-type: none"> • Development Plan Documents • Supplementary Planning Documents • Statement of Community Involvement

Local Development Framework (LDF)	The portfolio of Local Development Documents, which together will provide the framework to deliver the spatial planning strategy for the area. The Local Development Scheme and the Annual Monitoring Report are also part of the Local Development Framework.
Local Development Scheme (LDS)	Describes the Local Development Documents which the authority intends to prepare and the timetable for their preparation.
Local Plan	Under the previous development planning system, these contained detailed policies and proposals for the use of land, including site specific allocations and development control criteria. Local Plans will be replaced by new Development Plan Documents, but can be "saved" for three years.
Local Strategic Partnership	A body of local authorities and regional and public bodies with the business, voluntary and community sectors to promote working together to improve performance.
Minerals Local Plan	This is a plan, prepared by a Mineral Planning Authority which contains policies and proposals to control mineral working. Minerals Local Plans will be replaced under the new planning system by Development Plan Documents for minerals.
MUA	Major Urban Area, defined in Chapter 4 of RPG11: Regional Spatial Strategy for the West Midlands (ODPM 2004)
Plan Area	The geographical area over which the Plan's policies apply.
Planning and Compulsory Purchase Act 2004	The legislation that introduced the new development planning system, which at the local level is based on Local Development Frameworks. The Act commenced in September 2004.
Preferred Options	This is a stage of the Development Plan Document preparation process where the preferred options for addressing key issues are published for public consultation during a 6 week period.
Regional Spatial Strategy (RSS)	Prepared by the Regional Planning Body, this provides the regional spatial framework and policies to inform the preparation of Local Development Frameworks, Local Transport Plans and other strategies and programmes having a bearing on the use of land. Will form part of the development plan for each local authority area.
Saved Policies	Under transitional arrangements, the policies of existing adopted development plans are "saved" for three years from the date of commencement of the Act. Old style development plans adopted after commencement will be saved for three years from their adoption.
Site Specific Allocations	Allocations in a Development Plan Document of defined areas of land for particular or mixed uses or developments. Policies in the document will identify any specific requirements for individual sites.
Spatial Planning	The Government is seeking to promote greater integration between the various strategies produced by local authorities and other organisations and the land use planning system. The spatial approach towards planning goes beyond the grant or refusal of planning permission and will involve a wider range of policies than has normally been included in development plans.
Statement of Community Involvement (SCI)	Statement of the local authority's proposed standards and approach to involving the local community and stakeholders in the preparation, alteration and review of all Local Development Documents and development control decisions. The statement is subject to independent examination.
Strategic Environmental Assessment (SEA)	The European SEA Directive requires a formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment, including those in the field of planning and land use. Local authorities are advised to take an integrated approach towards Sustainability Appraisal and Strategic Environmental Assessment to avoid unnecessary duplication and confusion. Together they will play an important part in testing the soundness of Local Development Documents, ensuring that they contribute towards sustainable development.
Structure Plan	Under the previous system, these contained broad land use and transport policies establishing the main principles and priorities for future development in two-tier county areas. Local Plans had to be in conformity with the Structure Plan. Will be replaced by the Regional Spatial Strategy but are "saved" for three years.

Submission	This is a stage of the Development Plan Document preparation process where the document is 'submitted' to the Secretary of State for independent examination. The document is also published for public consultation during a period of six weeks.
Supplementary Planning Document (SPD)	Can be prepared by local authorities to provide additional guidance to elaborate upon the policies of a Development Plan Document. They are not subject to independent examination and will not form part of the development plan for the area. However, Supplementary Planning Documents included in the Local Development Framework will be material considerations having significant weight in making decisions on planning applications.
Sustainable Development	Widely defined as: "development which meets the needs of the present without compromising the ability of future generations to meet their own needs."
Sustainable Communities	Sustainable communities meet the diverse needs of existing and future residents, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion, and strengthen economic prosperity.
Sustainability Appraisal (SA)	All Local Development Documents will be subject to Sustainability Appraisal. The process is designed to inform decision making by providing information on the social, economic and environmental implications of policies and proposals. Sustainability Appraisal and Strategic Environmental Assessment are integral aspects of Local Development Framework production.
Sustainable Resource Management	A policy approach which focuses on finding ways to: make efficient use of material resources and energy; minimise waste and the recover value from waste materials; and protect and enhance natural resources. Sustainable Resource Management recognises the links between these different types of resources and can deliver multiple benefits by developing solutions where the enhancement of one resource can have a positive impact on another.
Waste Local Plan	This is a plan, prepared by a Waste Planning Authority which contains policies and proposals to control waste management development. Waste Local Plans will be replaced under the new planning system by Development Plan Documents for waste.

Appendix 1 - Residential Sites Completions 2007

Ward Name	Previous	Application	Address		Hectares	This Year
Arleston						
	FR	W2005/1264	LAND OFF	LIMEKILN LANE TELFORD	6.38	16
Church Aston and Lilleshall						
	FR	W2004/0991	20	CHURCH ROAD Lilleshall	0.03	1
	GR	W2005/0137	31 The Hoo	Preston	0.18	1
	GR	W2006/0063	PAVE LANE FARM		0.04	1
	OB	W2005/1195			0.33	1
College						
	FR	W2005/0818	LAND ADJACENT TO EASTFIELD	ROSLYN WELLINGTON	0.04	1
	OB	W2001/0658	Land opposite Grosvenor Court	Regent Street Wellington	0.12	6
	OB	W2007/0157			0.01	5
Dawley Magna						
	FR	W2003/0111	Land adjacent Bayfield	Southall Road Aqueduct	0.11	1
	FR	W2005/1114	LAND ADJACENT TO	7, STATION	0.03	1
	OB	W2004/1111	TERRACE LODGE	30, KING Dawley	0.06	10
	OB	W2004/1131	30	NEW ROAD	0.12	7
	OB	W2004/1579	LAND ADJACENT TO	TARN HOWS, AQUEDUCT	0.05	1
	OB	W2005/0929	48	HIGH STREET DAWLEY	0.02	1
	OB	W2005/0942	115	HOLLY ROAD LITTLE	0.04	1
	OB	W2005/1036	FORMER LITLE DAWLEY METHODIST	HOLLY ROAD	0.06	4
	OB	W2005/1280	ROYAL EXCHANGE PUBLIC HOUSE	BURTON	0.06	3
	OB	W2006/0087	LAND ADJOINING 5	SOUTHALL Dawley	0.04	1
Donnington						
	FR	W2006/0162	2 EAST AVENUE		0.03	1
	GR	W2003/0364	Land Adjoining	25/27 Donnington	0.12	6
	OB	W2004/1281	LAND ADJACENT	THE OLD Donnington	0.04	6
FR - Former Residential		GR - Greenfield		OB - Other Brownfield		

Ward Name	Previous	Application	Address	Hectares		This Year
Dothill						
	OB	W2005/0778	LAND ADJACENT TO	ORCHARD	0.04	1
Edgmond						
	FR	W2002/1341	Land adjacent Halcyon	0.0 Tibberton	0.13	1
	FR	W2005/1294	LAND AT REAR OF	2/4,	0.05	1
	FR	W2005/1392	LAND FORMING PART OF	16 TIBBERTON	0.06	1
	GR	W2006/0484	24	NEWPORT RURAL	0.06	1
	OB	W2006/1100	19, TIBBERTON	Tibberton	0.12	1
Ercall						
	FR	W2005/0153	LAND ADJ TO 125	HAYGATE RD WELLINGTON	0.03	1
	FR	W2005/0772	LAND ADJACENT TO	238, WELLINGTON	0.04	1
	OB	W2004/0167	LAND ADJACENT	1, BOWRING Wellington	0.05	1
Ercall Magna						
	GR	W2003/0024	Barns adjacent to	Kynnersley Kynnersley	0.50	6
	GR	W2005/0851	KYNNERSLEY HOUSE FARM	0.0 KYNNERSLEY	0.51	8
	GR	W2005/1487	COW SHED ADJACENT TO	32,	0.11	1
Hadley and Leegomery						
	FR	W2005/0871	28	MANSE ROAD	0.10	8
	GR	W2005/1457	HADLEY PARK WINDMILL	HADLEY	0.07	1
	OB	W2004/0468	25	HORTON	0.17	1
	OB	W2005/1511	LAND OFF	SOMMERFEL TRENCH LOCK	0.78	36
Haygate						
	FR	W2004/1417	Land Adjacent Council Offices	Tan Bank Wellington	0.13	11
	OB	W2006/0115	32 HAYGATE ROAD		0.11	9
FR - Former Residential		GR - Greenfield		OB - Other Brownfield		

Ward Name	Previous	Application	Address		Hectares	This Year
Horsehay and Lightmoor						
	FR	W2002/0780	4 Ladygrove		Dawley Bank 0.09	1
	FR	W2003/1016	Brookside	Wellington	Horsehay 0.04	1
	FR	W2005/0156	LAND ADJACENT TO	THE	0.04	1
	FR	W2005/0548	LAND ADJACENT TO	16, FRAME	0.05	1
	GR	W2002/0977	The Gables	Old Office Road	Dawley 0.14	1
	OB	W2002/0392	Land at Lightmoor		Telford 79.18	40
	OB	W2004/0880	9	STATION ROAD	Lawley Bank 0.05	1
	OB	W2004/1059	LAND ADJACENT TO 22	SPRING	Spring Village 0.10	1
	OB	W2004/1383	LAND ADJACENT TO	16, ST LUKES	0.06	1
	OB	W2005/0603	LAND OFF	FRAME LANE	0.04	1
Ironbridge Gorge						
	FR	W2001/0080	Land adjacent / rear of	49	Ironbridge 0.06	1
	FR	W2004/0122	Nadi Kinarey	Dale End	Ironbridge 0.15	4
	FR	W2007/0010	WOODEND ADJACENT TO 47, WESLEY ROAD		Ironbridge 0.37	1
	OB	W2004/0970	LAND ADJACENT TO	1, CHERRY	0.03	1
	OB	W2005/0446	THE OLD ARMOURY	28, ST LUKES	0.02	3
Ketley and Oakengates						
	FR	W2002/0983	Land adjacent	3 Mossey Green	Red Lake 0.09	2
	FR	W2003/0579	Land at	Leonard Street	Oakengates 0.06	4
	FR	W2005/0362	106.0	HOLYHEAD	HADLEY 0.06	2
	FR	W2005/1083	PLOT BEHIND RED LAKE	62, KETLEY	0.10	1
	GR	W2005/0428	19.0	KETLEY	TELFORD 0.22	7
	GR	W2006/0463	LAND TO THE NORTH OF	HOLYHEAD	TELFORD 2.81	7
	OB	W2004/0029	Land at	Mossey Green	Ketley Bank 0.18	4
	OB	W2004/1282	PLOT 11	THE MEADOWS	KETLEY BANK 0.04	1
	OB	W2004/1599	THE BUILDING PLOT	KETLEY	0.10	1
FR - Former Residential			GR - Greenfield		OB - Other Brownfield	

Ward Name	Previous	Application	Address			Hectares	This Year
Lawley and Overdale							
	FR	W2006/0235	LAND ADJACENT TO, HOLLYWELL HOUSE	THE ROCK	TELFORD	0.04	1
	OB	W2002/0921	Land adjacent to Fair View	Rock Road	The Rock	0.09	1
	OB	W2003/1467	Land adjacent	Hill Top Chapel	Old Park	0.08	1
	OB	W2004/0379	Land adjacent to 3	Station Road	Lawley Bank	0.12	6
Madeley							
	FR	W2005/0165	LAND TO THE REAR OF	19, RUSSELL	MADELEY	0.05	2
	FR	W2005/0859	LAND AT	TIMSBURY,	MADELEY	0.10	4
	OB	W2002/1394	Land rear of	29-31 Upper	Madeley	0.16	3
Malinslee							
	FR	W2005/1129	LAND ADJACENT	THE		0.05	1
	GR	W2006/1241	LAND ADJACENT TO, 44	LANCASTER	TELFORD	0.14	6
	OB	W2005/0989	65-68	WITHYWOOD	MALINSLEE	0.09	4
	OB	W2006/1283	LAND ADJACENT TO, 2	CHERRY	TELFORD	0.07	1
Muxton							
	OB	W2006/1352	LAND TO REAR OF THE COACH HOUSE	MUXTON	TELFORD	0.33	3
	FR - Former Residential		GR - Greenfield		OB - Other Brownfield		

Ward Name	Previous	Application	Address			Hectares	This Year
Newport North							
	FR	W2006/1317	RYLANDS NURSING HOME, 74, FORTON ROAD	Newport		0.42	1
	OB	W2003/0435	Former Malthouse	Forton Road	Newport	0.15	5
Newport South							
	FR	W2004/0529	LAND AT	THORNTON	Newport	0.04	1
	OB	W2004/1557	76	MEADOW ROAD	Newport	0.04	1
	OB	W2006/0942	REAR OF, 60, UPPER BAR		Newport	0.02	1
Newport West							
	FR	W2005/0966	Rear of, Flats 1-53	Sandiford	Newport	0.10	1
	GR	W2005/0043	LAND BETWEEN	COCK ALLEY,	NEWPORT	0.18	11
	OB	W2003/1021	FORMER CATTLE MARKET	STAFFORD	NEWPORT	0.61	25
	OB	W2004/0204	30	BEAUMARIS	Newport	0.17	6
	OB	W2004/0242	70-72	UPPER BAR	NEWPORT	0.04	2
	OB	W2005/1041	LAND TO REAR OF	THE POLICE	NEWPORT	0.03	1
Park							
	FR	W2001/0402	Land between	78 / 80 North	Wellington	0.04	1
	FR	W2006/1487	THE COACH HOUSE, CRESCENT ROAD		Wellington	0.04	1
Priorslee							
	FR	W2001/0220	Land adjacent to Erindale	Moss Road	Wrockwardine	0.07	1
	FR	W2002/1006	Rosehill	Moss Road	Wrockwardine	0.06	1
St. Georges							
	GR	W98/0923	Plot 1 Rockfields	Lincoln Road	Wrockwardine	0.10	1
	OB	W2003/0786	Former Fairmile Fencing	Gower Street	St. Georges	2.54	43
	OB	W2004/0607	CHAPEL HOUSE	CHAPEL	St George's	0.11	8
	OB	W2005/1198	1	PROCTORS	WROCKWARD	0.02	2
	OB	W2006/0777	LAND ADJACENT TO 9	LADBROOK	TELFORD	0.03	1
FR - Former Residential			GR - Greenfield		OB - Other Brownfield		

Ward Name	Previous	Application	Address			Hectares	This Year
Woodside							
	OB	C2001/0007	61 AREA RP WEST (RP3)	Rough Park	Woodside	2.42	36
	OB	W2006/0207	FAIR VIEW	PARK LANE	TELFORD	0.16	16
Wrockwardine							
	FR	W2007/0089	MAYFIELD HOUSE, ARLESTON BROOK	ARLESTON	Lawley	0.16	1
	GR	W2002/1299	Land between Bellisle/The Oaklands	Isombridge	Rodington	0.48	1
	GR	W2005/0766	UPPER LEATON FARM	LEATON	WROCKWARD	0.26	1
	OB	W2002/0210	Site of the former Forest Glen		The Wrekin	0.41	1
	OB	W2002/1068	Church Farm		Wrockwardine	0.36	4
	OB	W2004/0877	THE OLD MILL		Rodington	0.47	6
Wrockwardine Wood and Trench							
	FR	W2005/1267	LAND ADJOINING	278,		0.02	1
	OB	W2005/0016	LAND ADJACENT	52, TRENCH	TRENCH	0.02	2

FR - Former Residential

GR - Greenfield

OB - Other Brownfield

Appendix 2 - Residential Sites Under Construction 2007

Ward Name	Previous	Application	Address		Hectares	Under Construction
Arleston						
	FR	W2005/1264	LAND OFF	LIMEKILN LANE TELFORD	6.38	75
	OB	W2004/1464	OLD HALL SCHOOL	LIMEKILN LANE WELLINGTON	0.88	14
Church Aston and Lilleshall						
	FR	W2004/0352	14A		0.05	1
	FR	W2005/0819	4	HILLSIDE	0.08	1
College						
	OB	W2001/0658	Land opposite Grosvenor Court	Regent Street Wellington	0.12	2
	OB	W2004/1292	NEWHALL	NEW HALL	0.03	1
Donnington						
	FR	W2006/0083	IVYLANDS 1	WINIFREDS	0.05	7
Edgmond						
	FR	W2005/0395	2	ROBIN LANE EDGMOND	0.16	1
	GR	W2006/0872	THE STORES	SHREWSBUR RURAL	0.03	1
Ercall						
	GR	W2006/0636	37	ERCALL LANE TELFORD	0.11	1
	OB	W2005/1427	LAND ADJACENT TO	351,	0.09	1
Ercall Magna						
	FR	W2005/0986	1	RODEN LANE, HIGH ERCALL	0.11	1
	GR	W2005/0487	ROCK FARM	ROWTON HIGH ERCALL	0.25	2
	OB	W2004/0153	FORMER KYNERSLEY WORKING MENS	MILL LANE Kynnersley	0.24	1
	OB	W2006/0581	THE BRIDGE HOUSE	WAPPENSHALL Eyton	1.63	1
Hadley and Leegomery						
	FR	W2006/0016	51	HADLEY PARK	0.03	1
	FR	W2007/0028	LAND ADJACENT TO LABURNUMS, 19,	Hadley	0.11	1
	OB	W2003/0599	Former Bush PH	High Street Hadley	0.26	27
			FR - Former Residential	GR - Greenfield	OB - Other Brownfield	

Ward Name	Previous	Application	Address			Hectares	Under Construction
Horsehay and Lightmoor							
	FR	W2002/1335	Land at Dovecot	Wellington	Horsehay	0.04	1
	GR	W2002/0084	Land off	Coalmoor	Horsehay	0.68	16
	OB	W2004/0811	THE LITTLE HOUSE	DAWLEY	Lawley	0.20	4
Ironbridge Gorge							
	FR	W2002/1279	Land between The Bungalow & The Hawthorns	Hodge Bower	Ironbridge	0.05	1
	OB	W2003/0323	Garage adjoining Laburnum Cottage	Woodlands	Ironbridge	0.01	1
Ketley and Oakengates							
	FR	W2005/0715	LAND ADJACENT TO	42,		0.03	1
	OB	W2001/0348	Mossey Green Chapel	Mossey Green	Ketley Bank,	0.08	1
	OB	W2004/1382	LAND ADJACENT	62, HARTSHILL	Oakengates	0.11	1
	OB	W2006/0589	2	MAIN ROAD	TELFORD	0.14	1
	OB	W2006/1544	HILL TOP METHODIST CHAPEL, DUKES HILL		Ketley Bank	0.10	6
Lawley and Overdale							
	GR	W2005/0739	LAND AT	CEDAR	OVERDALE	0.22	10
	GR	W2006/0340	LAND ADJACENT TO 11	PRINCES	TELFORD	0.07	1
	OB	W2004/0924	LAND ADJACENT TO	3 STATION	LAWLEY BANK	0.08	4
Malinslee							
	FR	W2002/0720	Fernroyd	Old Office Road	Dawley Bank	0.08	1
	FR - Former Residential		GR - Greenfield		OB - Other Brownfield		

Ward Name	Previous	Application	Address			Hectares	Under Construction
Newport North							
	FR	W2003/0872	Land rear of	Forton Road	Forton Road	0.44	6
	OB	W2006/1442	LAND TO REAR OF, 8 & 9, ISLINGTON CLOSE		Newport	0.09	9
Newport South							
	FR	W2006/1502	16, STATION ROAD		Newport	0.09	1
	GR	W2005/0656	THE OLD MALTINGS	SPRINGFIELDS	NEWPORT	0.14	7
	OB	W2005/0526	THE OLD METHODIST CHURCH	AVENUE		0.05	2
Newport West							
	OB	W2004/1329	12B	ST MARYS	NEWPORT	0.01	1
St. Georges							
	OB	W2005/1226	16.0	MOSCLAY	ST GEORGE'S	0.06	2
The Nedge							
	OB	W2005/1206	STIRCHLEY GRANGE	STIRCHLEY		0.22	11
Wrockwardine							
	FR	W2004/0490	LAND AT	WEIR OAK	Rodington	0.11	1
	GR	W2003/1276	Plot One	Bratton Road	Bratton	0.35	1
	GR	W2004/1511	Red House Farm	0.0	Longdon-on-	0.59	5
	GR	W2005/1362	LAND ADJACENT	MAYFIELD,		0.27	1

FR - Former Residential

GR - Greenfield

OB - Other Brownfield

Appendix 3 - Residential Sites Not Started 2007

Ward Name	Previous	Application	Address			Hectares	Not Started
Apley Castle	GR	W2006/0291	LAND OFF	PEREGRINE	TELFORD	9.14	190
	OB	W2006/1347	LAND OFF, POOL FARM AVENUE		Leegomery	1.30	71
Arleston	FR	W2005/1264	LAND OFF	LIMEKILN LANE	TELFORD	6.38	59
	FR	W2006/0787	LAND ADJACENT TO ORCHARD HOUSE	TOLL ROAD	TELFORD	0.05	1
	OB	W2005/0561	77	MILL BANK	WELLINGTON	0.06	4
	OB	W2005/1327	1	DAWLEY		0.13	10
Brookside	FR	W2005/1236	LAND BETWEEN 15	16,		0.03	2
	FR	W2006/1312	23.0	BRERETON	TELFORD	0.01	1
	OB	W2004/1280	LAND OFF	BOSCOBEL	Brookside	0.04	2
	OB	W2006/1345	LAND AT, BOSCOBEL CLOSE	STIRCHLEY	Brookside	0.05	2
Church Aston and Lilleshall	FR	W2006/0631	LAND OFF / GARDEN LAND OF 112	BARRACK	RURAL	0.07	1
	FR	W2006/0681	GARDEN LAND TO REAR OF, 1	BARRACK	NEWPORT	0.05	1
	GR	W2006/0062	BARNs AT BROCKTON LEASOWS, OFF	WELLINGTON	RURAL	0.70	7
	GR	W2006/0487	WILD MOOR BARN		RURAL	0.50	1
	GR	W2006/0541	LAND TO THE REAR OF SUNNERS	THE HUMBERS	TELFORD	0.22	4
College	FR	W2004/0027	25 Albert Road		Wellington	0.02	1
	FR	W2004/1208	41A	NEW STREET	Wellington	0.01	1
	GR	W2006/1000	LAND ADJACENT TO 80	REGENT	TELFORD	0.02	1
	GR	W2006/1343	LAND AT, KINGS COURT	KING STREET	TELFORD	0.15	2
	OB	W2004/0387	63	NEW STREET		0.02	2
	OB	W2005/0378	LAND AT	URBAN WAY		0.06	2
	OB	W2006/0193	31	NEW STREET	TELFORD	0.01	4
	FR – Former Residential		GR – Greenfield		OB – Other Brownfield		

Ward Name	Previous	Application	Address		Hectares	Not Started
Dawley Magna	FR	W2006/0019	LAND AT	DEEPFIELD	0.04	1
	FR	W2006/0337	41	HIGH STREET TELFORD	0.03	2
	FR	W2006/0408	LAND ADJACENT TO 4	REDNALL TELFORD	0.18	2
	GR	W2006/0552	DULCE DOMUM	HEATH HILL TELFORD	0.10	1
	GR	W2006/0587	LAND ADJACENT TO 10	CHAPEL LANE TELFORD	0.05	2
	GR	W2006/1006	SUNDAWN	HOLLY ROAD TELFORD	0.09	1
	OB	W2005/0517	LAND TO THE SOUTH OF	4, REDNALL	0.22	1
	OB	W2005/1290	DAWLEY BINGO HALL	KING STREET TELFORD	0.17	24
	OB	W2005/1552	LAND OFF	SOUTHALL AQUEDUCT	0.07	3
	OB	W2006/0632	41	HIGH STREET TELFORD	0.03	1
	OB	W2006/0892	6	GEORGE TELFORD	0.04	1
	OB	W2006/1130	11	GRISEDAL TELFORD	0.02	1
	OB	W2006/1277	49	HIGH STREET TELFORD	0.03	6
	OB	W2007/0115	LAND ADJACENT TO THE ROYAL EXCHANGE PH	BURTON Dawley	0.01	5
Donnington	FR	W2005/1561	THE HAVEN	236, ST	0.08	2
	FR	W2006/0608	LAND OFF	CHURCH TELFORD	0.42	18
	FR	W2006/0629	LAND ADJACENT TO THE FARM	FURNACE TELFORD	0.25	2
	FR	W2006/1380	THE LODGE, SCHOOL ROAD	Donnington	0.05	4
	FR	W2007/0056	LAND ADJACENT TO, 60, FURNACE LANE	TRENCH Donnington	0.03	1
	GR	W2006/0759	FORMER SITE OF, OUR LADY OF THE ROSARY	WINIFREDS TELFORD	0.59	30
	GR	W2006/0799	LAND ADJACENT TO 12	JUBILEE TELFORD	0.06	1
	OB	W2004/0795	LAND AT	QUEENS ROAD Donnington	0.05	7
	OB	W2004/1258	LAND AT JUNCTION OF BRADLEY ROAD	AND ASH LEA Donnington	0.09	7
	OB	W2005/0658	11	QUEENS ROAD	0.02	1
	OB	W2005/0900	LAND AT, DSDC DONNINGTON	STATION ROAD Donnington	1.03	30
	OB	W2006/0068	LAND AT	STATION ROAD TELFORD	6.38	210
	FR – Former Residential		GR – Greenfield		OB – Other Brownfield	

Ward Name	Previous	Application	Address			Hectares	Not Started
Edgmond	FR	W2004/0762	44.0	CHERRINGTO	Tibberton	0.06	1
	FR	W2004/0856	THE COTTAGE	SUMMERHILL		0.32	1
	FR	W2005/0093	THE BRAMBLES	27,	TIBBERTON	0.54	1
	FR	W2005/0395	2	ROBIN LANE	EDGMOND	0.16	1
	FR	W2005/0541	5	MANOR ROAD	EDGMOND	0.14	1
	FR	W2005/1139	BROOK FARM	CHETWYND		4.44	1
	FR	W2005/1401	ORCHARD COTTAGE, 25		RURAL	0.33	1
	FR	W2006/0393	HALCYON		RURAL	0.32	1
	GR	W2006/0512	LAND ADJACENT TO	BACK LAENE	RURAL	0.05	1
	GR	W2006/0574	SAMBROOK MANOR FARM		RURAL	0.34	1
	GR	W2006/0906	RED COTTAGE	NEWPORT	RURAL	0.09	1
	GR	W2007/0111	ADENEY MANOR FARM	Adeney	Edgmond	0.01	5
	OB	W2006/0957	GREENFIELD	60.0	Tibberton	0.67	1
Ercall	GR	W2006/0279	LAND ADJACENT, 37	ERCALL LANE	TELFORD	0.11	1
	GR	W2006/0503	LAND ADJACENT TO 351	HOLYHEAD	TELFORD	0.09	1
	OB	W2004/0445	126	WREKIN	Wellington	0.16	4
	OB	W2004/1447	LAND FRONTING	WELLINGTON	WELLINGTON	0.09	2
Ercall Magna							
	FR	W2003/0066	67 Bolas Heath	Bolas Heath	Nr Tibberton	1.01	1
	FR	W2003/0122	Land adjacent	40/40a	Crudgington	0.19	1
	FR	W2006/0143	15.0		High Ercall	0.16	1
	FR	W2006/0146	LAND ADJACENT 17	MARLEBROO	High Ercall	0.03	1
	GR	W2005/0356	KYNNERSLEY MANOR			0.69	5
	GR	W2005/1099	ELLERDINE HALL FARM	ELLERDINE	HIGH ERCALL	0.05	1
	OB	W2006/0344	THE BUNGALOW, MEESON HALL	MEESON	RURAL	0.21	1
	FR – Former Residential		GR – Greenfield		OB – Other Brownfield		

Ward Name	Previous	Application	Address			Hectares	Not Started
Hadley and Leegomery	FR	W2003/0700	Land adjacent to	Wayside	Preston	0.08	1
	FR	W2004/1486	LAND ADJACENT TO, 26	MAFEKING	TELFORD	0.08	6
	FR	W2005/0665	35	FAR VALLENS	HADLEY	0.02	1
	FR	W2005/0907	LAND TO REAR OF	47, CHURCH	HADLEY	0.02	1
	FR	W2005/0946	LAND TO THE REAR OF 135 & 137	HADLEY PARK	TELFORD	0.08	3
	FR	W2007/0006	LAND ADJACENT TO, 26, MAFEKING ROAD		Hadley	0.04	3
	FR	W2007/0069	LAND ADJACENT 42 HOLYHEAD ROAD	Oakengates		0.01	1
	GR	W2006/0161	LAND OFF, TRENCH LOCK 1	SOMMERFIEL	TELFORD	2.24	100
	GR	W2006/0709	LAND ADJACENT TO 29	WHEATLEY	TELFORD	0.05	1
	GR	W2006/0842	LAND ADJACENT TO 5	CASTLE	TELFORD	0.02	1
	GR	W2006/0918	BEVELEY HOUSE, 82	BEVELEY ROAD	TELFORD	0.03	1
	GR	W2006/0958	LAND ADJACENT TO 72	HADLEY PARK	TELFORD	0.07	4
	OB	W2002/0355	Land adjoining Castle Stores	3 Castle Lane	Hadley	0.06	2
	OB	W2003/0199	6/7 Chapel Row		Preston	0.08	2
	OB	W2004/0626	LAND ADJACENT TO	64, MAFEKING	Hadley	0.02	1
	OB	W2004/0879	THE OLD POST OFFICE	27, HIGH	Hadley	0.07	3
	OB	W2004/0981	LAND TO THE NORTH OF	HOLYHEAD	Ketley	37.82	654
	OB	W2005/1380	LAND OFF	BRICKHILL		0.12	4
	OB	W2006/1145	207	HADLEY PARK	TELFORD	0.05	1
Haygate	FR	W2006/1121	17.0	QUEEN	TELFORD	0.04	1
	GR	W2006/0259	24	WROCKWARD	TELFORD	0.04	1
	OB	W2002/0784	9A Queen St	Wellington	Telford	0.03	1
	OB	W2003/0358	2nd Floor Churchill House	Queen Street	Wellington	0.03	2
	OB	W2003/1337	Office above	at Espley Close	Wellington	0.01	2
	OB	W2004/1089	36	WROCKWARD	Wellington	0.05	1
	OB	W2005/1460	LAND TO REAR OF, MADDOCKS COURT	GLEBE	Wellington	0.44	14
	FR – Former Residential		GR – Greenfield		OB – Other Brownfield		

Ward Name	Previous	Application	Address			Hectares	Not Started
Horsehay and Lightmoor	FR	W2005/0855	LAND ADJACENT TO	10,		0.05	2
	GR	S71/9	Farm Lane II	0.0	Horsehay	0.81	10
	GR	W2006/0713	LAND ADJACENT TO 19	ST LUKES	TELFORD	0.04	1
	GR	W2006/1021	LAND ADJACENT TO, WELLFIELD COTTAGE	GLENDALE	TELFORD	0.05	1
	OB	W2002/0392	Land at Lightmoor		Telford	79.18	653
	OB	W2004/0874	36	LAWLEY GATE	Lawley Bank	0.05	2
	OB	W2005/1050	FORMER IBSTOCK BRICKWORKS SITE, OFF	PARK LANE	TELFORD	5.41	100
	OB	W2006/0226	STOCKING FARM, WOODLANDS LANE	HORSEHAY	Lightmoor	4.35	103
	OB	W2006/0975	THE OLD STABLES BLOCK	SPRING	TELFORD	0.15	1
	OB	W2007/0144				0.01	2
Ironbridge Gorge	FR	W2000/1030	28	Barnett	Jackfield, Telf	0.09	1
	FR	W2002/1090	Land adjoining Brewery Cottage	High Street	Coalport	0.02	1
	FR	W2005/1125	LAND ADJACENT TO 3	HODGE	TELFORD	0.09	4
	FR	W2006/0948	CHRISTINA	LINCOLN HILL	TELFORD	0.22	1
	FR	W2006/1224	LAND ADJACENT TO 1, CROSSING COTTAGE	THE CALCUTTS	Jackfield	0.05	1
	GR	W2005/1545	WOODISDE HOUSE BARNS	WOODSIDE	TELFORD	0.04	1
	GR	W2006/1079	LAND ADJACENT TO, THE ELMS	BUILDWAS	TELFORD	0.10	2
	GR	W2006/1336	LAND AT THE CORNER OF,	HODGE	TELFORD	0.06	1
	OB	W2005/0223	VALLEY HOTEL	BUILDWAS		0.32	8
FR – Former Residential			GR – Greenfield		OB – Other Brownfield		

Ward Name	Previous	Application	Address			Hectares	Not Started
Ketley and Oakengates							
	FR	W2004/0884	LAND ADJACENT TO	1, OLDCROFT		0.02	1
	FR	W2005/1081	LAND ADJACENT TO, 1, OLDCROFT	0.0	Wombridge	0.03	1
	FR	W2006/0151	LAND AT REAR 8	KETLEY	Hadley	0.08	3
	FR	W2006/0224	LAND TO REAR OF BUSH HOUSE	MOSSEY	TELFORD	0.07	1
	FR	W2006/0874	LAND ADJACENT TO 9	HADLEY	TELFORD	0.05	1
	FR	W2006/1526	LAND TO THE REAR OF, BUSH HOUSE,		Ketley Bank	0.07	1
	GR	W2001/0493	Land opposite Pear Tree Bridge Inn	Holyhead	Oakengates	0.14	8
	GR	W2002/0007	Land opposite Pear Tree Inn	Holyhead	Telford	0.08	4
	GR	W2003/1004	LAND ADJACENT TO 43	WEST ROAD	TELFORD	0.03	1
	GR	W2005/1512	11	WRENS NEST	TELFORD	0.18	3
	GR	W2006/0073	FORMER OAKENGATES NUSERY SCHOOL	HARTSHILL	TELFORD	0.24	7
	GR	W2006/0463	LAND TO THE NORTH OF	HOLYHEAD	TELFORD	2.81	96
	GR	W2006/1206	LAND ADJACENT TO, LA QUERIDA, 6	DUKES HILL	TELFORD	0.05	1
	GR	W2007/0017	LAND OFF, MANNERLEY LANE	KETLEY	Red Lake	0.23	5
	OB	W2003/0230	5 Oxford Street	0.0	Oakengates	0.03	1
	OB	W2003/1478	Bridge Street Motors	Bridge Street	Oakengates	0.17	9
	OB	W2004/0503	LAND ADJACENT TO STATION VIEW	STATION	Ketley Bank	0.20	2
	OB	W2004/0862	LAND OFF	WOODSIDE	Red Lake	0.05	1
	OB	W2004/1345	59	WEST ROAD	Ketley Bank	0.03	1
	OB	W2005/0034	LAND TO REAR OF	LONGMEDE,	OAKENGATES	0.08	1
	OB	W2005/0940	LAND AT	HARTSHILL		0.09	2
	OB	W2006/0471	THE CHIMES, MOSSEY GREEN		Ketley Bank	0.04	1
	OB	W2006/0488	FORMER KETLEY FILLING STATION,	HOLYHEAD	Ketley	0.90	60
	OB	W2006/0663	LAND ADJACENT TO HOMELANDS CARAVAN	MOSSEY	TELFORD	0.28	12
	OB	W2006/1485	LAND ADJACENT TO, 19, DUKES HILL		Ketley Bank	0.11	3
	FR – Former Residential		GR – Greenfield		OB – Other Brownfield		

Ward Name	Previous	Application	Address			Hectares	Not Started
Lawley and Overdale							
	FR	W2003/0782	Land adjacent	29 Clares	The Rock	0.03	1
	FR	W2005/1244	LAND TO THE REAR OF	42, PARK	OLD PARK	0.04	1
	FR	W2005/1532	LAND ADJACENT TO	ROSEDENE,		0.06	1
	FR	W2006/0691	LAND AT	GROVE ROAD	TELFORD	0.45	3
	FR	W2006/0706	LAND AT	ST HELIER	TELFORD	0.92	28
	FR	W2006/0945	20	OVERDALE	TELFORD	0.03	2
	GR	W2001/0897	Land off	Cedar Close	Overdale	0.43	13
	OB	W2004/0357	LAND ADJACENT TO	WOODLEA,	Malinslee	0.18	5
	OB	W2004/0980	LAND AT	LAWLEY	The Rock	157.46	3113
Madeley							
	GR	W2006/0893	TIMSBURY HOUSE	HERMITAGE	TELFORD	0.06	3
	OB	W2004/0737	GREENWAYS	HIGH STREET	Madeley	0.07	1
	OB	W2005/1420	LAND ADJACENT TO	57, PARK		0.02	1
	OB	W2005/1506	29.0	PARK STREET	MADELEY	0.09	7
	OB	W2006/1335	28-30	HIGH STREET	TELFORD	0.06	1
Malinslee							
	GR	W2006/1040	LAND ADJACENT TO 23	ARDERN	TELFORD	0.03	1
	OB	W2006/1077	COACH HOUSE TO REAR OF, 103	KING STREET	TELFORD	0.04	2
Muxton							
	FR	W2004/0457	Fernleigh Bungalow	The Fields	Telford	0.06	1
	FR	W2006/1357	SILVERWOOD, WELLINGTON ROAD		Muxton	0.06	1
	GR	W2006/0380	LAND AT	WELLINGTON	TELFORD	1.23	50
	GR	W2006/1007	LAND ADJACENT TO, THE COACH HOUSE		TELFORD	0.18	5
	FR – Former Residential		GR – Greenfield		OB – Other Brownfield		

Ward Name	Previous	Application	Address		Hectares	Not Started
Newport East						
	FR	W2005/0524	2	MOUNT	0.05	1
	GR	W2006/0991	LAND TO THE REAR OF, 48	STAFFORD NEWPORT	0.18	3
	GR	W2006/1111	LAND ADJACENT TO 20	FISHERS LOCK NEWPORT	0.03	1
Newport North						
	FR	W2006/0125	LAND TO REAR OF 11 & 12	ISLINGTON NEWPORT	0.47	9
	FR	W2006/0640	LAND AT 8,9,10	ISLINGTON NEWPORT	0.50	8
	GR	W2006/0020	ST PETERS AND ST PAULS PRIMARY SCHOOL	SALTERS LANE NEWPORT	0.34	14
	GR	W2006/0664	75	FORTON ROAD NEWPORT	0.11	1
	GR	W2006/0904	LAND ADJACENT TO THE GABLES	FORTON ROAD NEWPORT	0.07	1
	GR	W2006/1059	LAND ADJACENT TO 12A	HALLCROFT NEWPORT	0.03	1
	GR	W2006/1135	LAND ADJACENT TO 29	HALLCROFT NEWPORT	0.01	1
	OB	W2006/0206	LAND OFF	SALTERS LANE TELFORD	0.62	37
Newport South						
	FR	W2002/1126	Land to rear of	46-50 Upper Newport	0.02	1
	FR	W2005/0263	LAND ADJACENT TO	23,	0.10	1
	FR	W2005/1143	COACH HOUSE	AUDLEY NEWPORT	0.05	1
	FR	W2006/0245	LAND TO THE REAR OF STATION GARAGE	STATION ROAD NEWPORT	0.17	13
	GR	W2006/0395	HANDYMAN HOUSE	GRANVILLE TELFORD	0.10	3
	OB	W2002/0201	Land at rear of	92 Stafford Newport	0.54	4
	OB	W2005/1547	GEORGE HILL LTD	UPPER BAR NEWPORT	0.24	14
Newport West						
	FR	W2006/0630	GARDEN OFF, LAUNDRY COTTAGE, 28	BEAUMARIS NEWPORT	0.03	1
	OB	W2004/0628	40	ST MARYS Newport	0.22	3
	OB	W2004/1071	87	89, 91, 91A, Newport	0.14	9
	OB	W2006/0148	16-20	STAFFORD NEWPORT	0.32	14
	OB	W2006/0711	76-80	HIGH STREET NEWPORT	0.01	1
	OB	W2006/1148	FIRST AND SECOND FLOOR, 69	HIGH STREET NEWPORT	0.01	3
	FR – Former Residential		GR – Greenfield		OB – Other Brownfield	

Ward Name	Previous	Application	Address			Hectares	Not Started
Park							
	FR	W2003/1521	Montrachet	Donnerville	Admaston	0.81	4
	FR	W2005/0970	THE WOODLANDS	69,	WELLINGTON	0.28	3
	FR	W2005/1481	LAND TO REAR OF	65A,	WELLINGTON	0.09	1
	FR	W2006/1543	LAND ADJACENT TO MONTRACHET, SWEET		Wellington	0.81	4
	GR	W2006/0264	THE COACH HOUSE	CRESCENT	TELFORD	0.04	1
	GR	W2006/0334	5	BARNET	TELFORD	0.02	1
	OB	W2002/1362	Land at	Marton	Wellington	0.30	6
Priorslee							
	FR	W2005/1187	LAND TO THE REAR OF OAKDALE	MOSS ROAD		0.04	1
	FR	W2005/1509	'ERINDALE'	MOSS ROAD,		0.17	3
	FR	W2006/0070	31 AND 33 PRIORSLEE ROAD			0.14	5
	FR	W2007/0002	LAND ADJACENT TO CLOVELLY, CHURCH		St George's	0.06	1
	GR	S71/10	LAND AT	ST GEORGES	WROCKWARD	0.43	13
	GR	W2001/0480	Land adjacent	The	Rookery Road,	0.18	5
	GR	W2004/1374	LAND ADJACENT TO 5 AND 6	PAVILION	TELFORD	0.12	1
St. Georges							
	FR	W2005/0653	28/30	STAFFORD		0.02	1
	FR	W2005/1312	LAND ADJACENT TO 2	MOSS ROAD	WROCKWARD	0.03	1
	FR	W2006/0559	86	THE NABB	TELFORD	0.05	1
	GR	W2005/1335	ST GEORGES WOMENS INSTITUTE	STATION HILL	TELFORD	0.07	1
	OB	W2001/0505	Land at/corner of	Albion		0.17	14
	OB	W2004/0561	48	FREESTON	St George's	0.05	1
	OB	W2004/1260	84	THE NABB	St George's	0.09	1
	OB	W2004/1578	GROVE HOUSE GUEST HOUSE	STAFFORD		0.07	2
	OB	W2005/0686	GROVE HOUSE GUEST HOUSE	STAFFORD		0.10	2
	OB	W2005/0898	CHAPEL HOUSE	1, CHAPEL	ST GEORGE'S	0.07	2
	OB	W2006/0925	MERRINGTON	MOSS ROAD	TELFORD	0.10	1
	FR – Former Residential		GR – Greenfield		OB – Other Brownfield		

Ward Name	Previous	Application	Address			Hectares	Not Started
The Nedge							
	OB	W2006/1324	FINDERS KEEP	STIRCHLEY	TELFORD	0.05	1
Woodside							
	FR	W2005/0294	OLD RIDING SCHOOL	ROUGH PARK	WOODSIDE	0.27	23
	FR	W2006/1537				0.01	1
	GR	W2006/0205	WEST WOODSIDE	WESTBOURN	TELFORD	0.19	11
	OB	W2003/1184	Rough Park House	off, Woodside	Woodside	0.26	16
	OB	W2006/1368				0.01	7
	OB	W2006/1501	LAND ADJACENT TO 47A, PARK LANE	MADELEY	Woodside	0.02	2
Wrockwardine							
	FR	W2002/0204	Land at	Lenelie Del	Arleston	0.07	1
	FR	W2005/0708	LAND TO THE REAR	18, BRATTON	BRATTON	0.02	1
	FR	W2005/1419	21.0	BRATTON	BRATTON	0.23	5
	FR	W2006/0745	LAND AT, SITE B	BRATTON	TELFORD	0.41	2
	FR	W2007/0080	THE BUNGALOW, SUGDEN LANE	LONGDON-	Rodington	0.15	1
	GR	W2006/0042	LAND ADJACENT ORCHARD COTTAGE	ELMSDALE	Admaston	0.20	1
	GR	W2006/0060	BURCOT BARNs	BURCOT	TELFORD	0.73	5
	GR	W2006/0149	AGRICULTURAL BUILDINGS	RODINGTON	RURAL	0.32	4
	GR	W2006/0475	2	BARTTON	TELFORD	0.32	2
	GR	W2006/0728	LAND TO THE REAR OF, ORCHARD HOUSE	BRATTON	TELFORD	0.30	3
	GR	W2006/0828	ST CHRISTOPHER HALL	STATION ROAD	TELFORD	0.25	5
	GR	W2006/0903	LAND ADJACENT TO	WILLOW VALE	RURAL	0.07	1
	OB	C2000/0004a	LAWLEY HOUSING	L 12-L	Telford	2.89	34
	OB	W2005/0076	LAND ADJACENT TO	ORCHARD	ADMASTON	0.15	1
	OB	W2006/1005	PHASE 1A		TELFORD	6.31	187
Wrockwardine Wood and Trench							
	FR	W2005/1328	LAND ADJACENT TO 1-3	CHURCH	TRENCH	0.07	4
	GR	W2006/0545	72	TRENCH ROAD	TELFORD	0.06	2
	OB	W2005/0177	LAND ADJACENT TO	THE		0.21	1
	FR – Former Residential		GR – Greenfield		OB – Other Brownfield		

Appendix 4 – Residential Completions 2001/2 to 2006/7 by Previous Use

Area	2001/2		2002/3		2003/4		2004/5		2005/6		2006/7		Totals		
Newport															
FR	2	7.4%	1	2.9%	5	13.9%	14	70.0%	1	3.4%	3	5.5%	26	12.9%	
GR	25	92.6%	26	76.5%	22	61.1%					11	20.0%	84	41.8%	
OB			7	20.6%	9	25.0%	6	30.0%	28	96.6%	41	74.5%	91	45.3%	
Totals	27		34		36		20		29		55		201		
Rural															
FR	5	22.7%	3	9.7%	9	28.1%	4	7.5%	14	36.8%	4	10.8%	39	18.3%	
GR	12	54.5%	16	51.6%	10	31.3%	4	7.5%	9	23.7%	20	54.1%	71	33.3%	
OB	5	22.7%	12	38.7%	13	40.6%	45	84.9%	15	39.5%	13	35.1%	103	48.4%	
Totals	22		31		32		53		38		37		213		
Telford															
FR	44	7.7%	101	18.9%	121	14.6%	104	21.0%	40	8.0%	74	19.6%	484	14.6%	
GR	229	40.0%	226	42.4%	264	31.9%	29	5.8%	34	6.8%	29	7.7%	811	24.5%	
OB	300	52.4%	206	38.6%	443	53.5%	363	73.2%	424	85.1%	274	72.7%	2,010	60.8%	
Totals	573		533		828		496		498		377		3,305		
Borough Totals		622		598		896		569		565		469		3,719	

FR – Former Residential

GR – Greenfield

OB – Other Brownfield