

Telford & Wrekin Housing Land Supply - DBA Assessment deliverable sites (April 2016-2021)

1	Major Sites under construction at 1st April 2016						
PlanAppRef	Site Address	Total left	5 year delivery	Under Construction at 01/04/16	TWC comments	DBA Lead In Times	Rate pa per outlet
W2009/0051	Park Lane, Woodside, Telford	27	27	24	National house builder on site	Already on site	35 units
W2010/0259	Rough Park House, Woodside Ave, Woodside	23	23	13	Local house builder on site (under TWC/2014/0323)	Already on site	10 units
W2011/0488	Phases 3 & 4 Lawley Village, Lawley	6	6	0	Consortium of national house builders on site	Already on site	120 units
W2011/0506	Phases 3 & 4, Lightmoor Village, Telford	7	7	7	National house builder on site	Already on site	35 units
W2011/0769	Homelands Caravan Park, Mossey Green, Telford	9	9	1	Site under construction with 2 units completed	Already on site	5 units
W2011/1037	Hartsbridge Road, Oakengates	8	8	8	Local house builder on site	Already on site	12 units
W2012/0419	Lawley Phase 6, Dawley Road, Lawley, Telford	94	94	61	Consortium of national house builders on site	Already on site	120 units
W2013/0096	Telford Millennium Community Phases 3,4 & 5 Ketley	266	266	50	National house builder on site with 2 outlets proposed (TWC/2014/1151) submitted for 60 units	Already on site	35 units
W2013/0265	The Mount, Haygate Road, Wellington	2	2	2	Local house builder on site	Already on site	12 units
W2013/0649	Land to rear of Holly Acres, Long Lane, Telford	11	11	11	Site under construction and plots being marketed	Already on site	5 units
W2013/0693	Heath Court, Cliff Crescent, Ellerdine	12	12	4	Local house builder on site	Already on site	12 units
W2013/0720	Sommerfeld Road, Hadley, Telford	51	51	8	National house builder on site	Already on site	35 units
W2013/0928	Phase 1, Wellington Road, Newport	2	2	0	National house builder on site	Already on site	35 units
W2013/0938	Land off Holyhead Road, Wellington, Telford	109	109	77	National house builder & Housing Association on site	Already on site	35 units
W2013/0995	Church Street, Oakengates	20	20	20	Housing Association on site	Already on site	35 units
W2013/1003	Hadley Park West, Leegomery	51	51	2	National house builder on site with 25% affordable housing	Already on site	35 units
W2014/0036	Green Lane, Newport	10	10	10	Site under construction and plots being marketed	Already on site	5 units
W2014/0221	Sommerfeld Rd, Hadley	42	42	25	Regional house builder on site	Already on site	25 units
W2014/0237	Doseley Works, Doseley	175	175	40	National house builder on site with 25% affordable housing known as Phase 2 (approval for a total of 192 dwellings)	Already on site	50 units
W2014/0258	Brick Kiln Bank, Lightmoor	30	30	30	National house builder on site	Already on site	35 units
W2014/0333	Stafford Road, Newport	79	79	25	National house builder on site	Already on site	35 units
W2014/0370	Limekiln Lane, Arleston	14	14	14	Regional house builder on site	Already on site	25 units
W2014/0401	Edgmond Road, Newport	50	50	27	National house builder on site	Already on site	35 units
W2014/0437	Phase 2, Wellington Road, Newport	6	6	5	National house builder on site	Already on site	35 units
W2014/0526	St. Georges Bypass, St. Georges	17	17	17	Housing Association on site	Already on site	50 units
W2014/0656	Shifnal Road, Priorslee	14	14	12	Local house builder on site	Already on site	12 units
W2014/0769	Hadley Park West, Leegomery	37	37	24	National house builder on site	Already on site	35 units
W2014/0796	Hadley Park West, Leegomery	16	16	7	National house builder on site	Already on site	35 units
W2014/1098	Walker Street, Wellington	10	10	6	Local house builder on site	Already on site	12 units
W2014/1122	Randlay Avenue, Randlay	16	16	16	Main contractor on site for developer of the NuPlace initiative	Already on site	50 units
W2014/1124	Woodlands Primary School, Madeley	101	101	96	Main contractor on site for developer NuPlace	Already on site	50 units
W2015/0028	Frome Way, Donnington	79	79	20	National house builder on site	Already on site	35 units
W2015/0058	Hadley Park West, Leegomery	28	28	20	National house builder on site	Already on site	35 units
W2015/0060	Wellington Road, Trench	29	29	29	Housing Association on site	Already on site	40 units
W2015/0143	Charlton Street, Wellington	31	31	31	Housing Association on site	Already on site	50 units
W2015/0151	The Barns, Church Aston	23	23	12	Regional house-builder on site	Already on site	25 units
W2015/0177	Park Road/Royal Way, Malinslee	81	81	81	Housing Association on site (supercedes previous application TWC/2014/0882)	Already on site	50 units
W2015/0233	Phase 8, Lawley Village, Lawley	561	561	33	Consortium of national house builders on site	Already on site	120 units
W2015/0518	Phase 3, Wellington Road, Newport	24	24	24	National house builder on site	Already on site	35 units
W2015/0579	47 Wrekin Road, Wellington	14	14	14	Local house builder on site	Already on site	12 units
	Sub-total	2185	2185	906			
2	Major Sites with Full Planning n/s at 1st April 2016						
PlanAppRef	Site Address	Total left	5 year delivery	Under Construction at 01/04/16	TWC Comments	DBA Lead In Times	Rate pa per outlet
W2009/0326	Randlay Centre, Randlay, Telford	12	12	N/A	Regional developer owns site with 6 units completed from total of 18 dwellings	6 months	12 units
W2010/0487	Charlton Arms Hotel, Church Street, Wellington	41	41	N/A	Site to commence construction in May 2016-2 demo's accounted in 2015/16 period	None	12 units
W2012/0961	Back Lane, Tibberton	10	10	N/A	Greenfield site sold to developer with start on site confirmed for 18th April 2016	6 months	12 units
W2014/0272	Ivydale, Coalport	12	12	N/A	Local house builder commenced site operations. Development known as Riverside Walk	6 months	12 units

W2014/0602	Plot E, Pool Hill Road/Doseley Road, Dawley	50	50	N/A	Reserved matters application granted in Aug 2015 for regional house builder-owned site. Telephone conversation with the agent on 14th June 2016 confirmed intention to commence development in early 2017	12 months	25 units
W2014/0765	1-3 Castle Lane, Hadley	11	11	N/A	Local house builder acquired site and will commence in May 2016-1 demo accounted in 2015/16	6 months	12 units
W2014/0998	Land adjacent Windermere House, Farm Lane, Horsehay	13	13	N/A	Full application approved 2nd April 2015. Site for sale and marketed by local agents since March 2016	12 months	12 units
W2014/1072	The Paddocks (Land north of Lightmoor Way), Lightmoor Village, Lightmoor	200	200	N/A	Reserved matters application approved 25th November 2015. Site commencement by national house builder in Q3 2016	6 months	35 units
W2015/0217	Site A, Pool Hill Road, Horsehay	14	14	N/A	Full application approved on 11th November 2015. Housing Association contracted to develop the site, which is owned by HCA with start in Q3 2016	6 months	35 units
W2015/0362	Broomfield Road, Newport	30	30	N/A	Reserved matters application approved 30th July 2015. Site owned by a Housing Association with Homes and Communities Agency (HCA) funding enabling start on site Q3 2016.	6 months	35 units
W2015/0997	Former Malinslee Primary School, Matlock Avenue, Malinslee	92	92	N/A	Full application approved on 23rd March 2016. Site to be developed by TWC as part of the NuPlace initiative, with start on site expected in Q3 2016	6 months	50 units
	Sub-total	485	485	N/A			
3	Major Sites with Outline Planning n/s at 1st April 2016						

JVH Site Ref	PlanAppRef	Site Address	Total left	5 year delivery	Under Construction at 01/04/16	TWC Comments	DBA Lead In Times	Rate pa per outlet	JVH 5 year delivery
1	W2002/0392	Land at Lightmoor Village, Telford	320	100	N/A	This outline application is related to a larger site, known as Lightmoor, which was originally approved on 23rd September 2003 for 800 dwellings and has been delivering homes in a number of phases. The landowner, Bournville Village Trust, are shortly intending to market Phase 2 of the Croppings (for 100 dwellings) and are projected to be on site 2017-2019. Therefore, the site is considered deliverable in five years.	39 months	35 units	0
2	W2004/0980	Land at Lawley Village, Telford	1620	280	N/A	This outline application was originally approved on 21st October 2005, and has been delivering homes in a number of phases. A reserved matters application for Phase 7 (280 units) to be submitted by Ironstone consortium (comprising three housebuilders) in Q2 2016	24 months	120 units	266
3	W2009/0914	Southwater, Telford Town Centre	330	53	N/A	This outline application for mixed-use development was approved on 17th June 2010. An element of the approval of 330 dwellings is to be developed for NuPlace with start on site expected in Q3 2017	24 months	40 units	53
4	W2010/0152	Redhill Clay Pit, Redhill Way, St Georges	120	120	N/A	The outline application was approved on 13th May 2011. Remaining numbers to be completed from outline consent of 337 dwellings to be sold by landowners as serviced sites	24 months	35 units	0
5	W2011/0002	Alexandra Road, Wellington	18	18	N/A	This outline application was approved on 13th December 2013. Site has now been acquired by local house builder, with demolition already completed in 2015/16.	18 months	12 units	0
6	W2011/0541	Land off, Peregrine Way, Apley	100	100	N/A	This outline application is a renewal of the previous application (w2006/0291), and was approved on 21st September 2012. The site was owned by the HCA but has now been acquired by a national house builder with a reserved matters application now submitted (TWC/2015/0843).	27 months	35 units	76
7	W2011/0821	Land north, east and south of Aston Grove, off Wellington Road, Newport	145	136	N/A	This outline application was approved on 8th January 2013. The site is being progressed by a national house builder and a reserved matters application (TWC/2016/0059) for 136 dwellings was approved on 22nd April 2016.	18 months	35 units	102
8	W2011/0949	Gladstone House, Hadley Local Centre, Hadley	24	24	N/A	This mixed-use outline application was approved on 25th January 2012 with permission granted for 8 years, with NuPlace to build the residual housing element.	27 months	35 units	24
9	W2011/1102	Beech Road, Ironbridge	90	90	N/A	This outline application was approved on 18th March 2015. The site is available with planning expiring in March 2018. No known constraints to bringing this site forward within five years.	33 months	36 units	0
10	W2012/0056	39 Stafford Road, Oakengates	14	14	N/A	This outline application was approved on 22nd December 2014. Telephone conversation on 14th June 2016 with the agent confirmed that a reserved matters application was being prepared, with the intention to submit an application within the next 6 to 10 months. If achieved, this would take the start of delivery into the 2017/18 period. Due to the number of dwellings involved, the council therefore considers that the whole site is deliverable in the next five years.	35 months	12 units	0
11	W2012/0069	Ercall Wood Technology College, Wellington	80	80	N/A	This outline application approved on 29th June 2012 for 130 dwellings. A total of 50 dwellings have already been built on part of the site and are accounted for under a separate reserved matters planning application (W2012/1021). All these dwellings were built out at April 2015. Remaining prime greenfield site (for 80 dwellings) sold by the Council with start on site due in 2017. The site is being brought forward as part of the council's borough-wide school redevelopment programme.	24 months	35 units	80

12	W2012/0240	Land at, Arleston, Telford	153	95	N/A	A reserved matters application (TWC/2015/0836) was submitted in September 2015 for 95 private units and 50 extra-care homes and was approved on 2nd June 2016.	24 months	40 units	20
13	W2012/0530	Priorslee East, Priorslee	395	160	N/A	This planning application was approved on 25th September 2014. The proposal involves prime serviced sites (4 parcels) marketed by HCA with first parcel sold to regional house-builder. For clarification, in February 2016 the landowner (Homes and Communities Agency, HCA) applied for a Deed of Variation (DoV) to the s106 agreement in relation to triggers for payments (no change proposed to the amount of financial contributions). This is the first stage of the overall marketing of the four parcels. The DoV was approved by Planning Committee on the 3rd February. There is no proposed change to the affordable housing requirements. Plot D3 is under offer and is now unconditional now the DoV has been approved. No constraint to delivery of the site within the next five year period.	27 months	35 units	18
14	W2012/0650	Doseley Works, Doseley, Telford	268	100	N/A	This outline application pertains to a larger site for up to 460 dwellings, approved on 10th March 2014. The site was being developed by a national house builder in two phases, under two separate reserved matter applications, and dwellings were under construction at April 2016 (see above relating to TWC/2014/0237 - described by the applicant as 'Phase 2' for 192 dwellings). The second reserved matters application (known as 'Phase 3') was submitted and then registered on 5th April 2016 for the remaining 268 dwellings (under TWC/2016/0293).	18 months	35 units	35
15	W2013/0567	Caravan and Camping Centre, Stadium Way, Hadley	14	14	N/A	Planning application still extant at April 2016, and expires on 14th January 2017. Site being marketed by local agents since November 2014.	18 months	12 units	0
16	W2013/0592	Hinkshay Road, Dawley	165	80	N/A	Site available with planning permission expiring in October 2017. The applicant confirmed via telephone conversation on 15th June 2016 the intention to submit a reserved matters application following completion of site investigations.	36 months	35 units	0
17	W2013/0769	Castle Farm Way, Priorslee	600	80	N/A	Site available with planning permission expiring in March 2017. The application process is progressing following approval on 10th June 2016 of the partial discharge of condition 9 relating to drainage matters.	27 months	35 units	0
18	W2013/0777	Moorfield Lane, Church Aston	9	9	N/A	Site available with planning permission expiring in December 2016. Prime site for sale and marketed by regional agents since March 2014-1 demo accounted in total.	27 months	12 units	4
19	W2013/0806	Wrockwardine Wood Arts College, New Road	53	53	N/A	Site available with planning permission expiring in February 2017. The intention is for the landowner, TWC, to sell land in 2016 to a Housing Association interested with HCA funding available.	33 months	40 units	53
20	W2013/0808	Grange Park Primary School, Stirchley, Telford	37	37	N/A	Site available with planning permission expiring in January 2017. The intention is for the landowner, TWC, to sell land on the open market to a developer in 2018, as part of the council's borough-wide school redevelopment programme.	36 months	35 units	0
21	W2013/0901	Gower Street, Oakengates	20	10	N/A	Site available with planning permission expiring April 2017. Site for sale and marketed by local agents since April 2015. No email/telephone details available so unable to contact the agent for an update on progress (as at 15th June 2016).	33 months	12 units	0
22	W2013/0902	Wellington Road, Horsehay	23	23	N/A	Site available with planning permission expiring in April 2017. Site for sale and marketed by local agents since August 2014.	33 months	12 units	0
23	W2014/0230	Back Lane/Plantation Drive, Tibberton	26	26	N/A	Prime site available with planning expiring in February 2018. The agent confirmed, as of 15th June 2016, that the site was currently for sale and was under offer, but no contracts had been exchanged. The agent also suggested that the applicant would most likely submit a reserved matters application by March 2017 regardless of progress on the sale of the site.	27 months	12 units	26
24	W2014/0415	The Knoll, Church Aston	17	17	N/A	Site available with planning permission expiring in December 2017. Site now sold with reserved matters submitted in March 2016 for 17 units (TWC/2016/0260) by regional house builder.	18 months	12 units	17
25	W2014/0484	The Cedars, Rodington	14	14	N/A	Site available with planning permission expiring January 2018. Site sold with Reserved Matters application submitted by local house builder.	18 months	12 units	14
26	W2014/0671	Doseley Road, Doseley	13	13	N/A	Site available with planning permission expiring in June 2018. Site currently for sale and marketed by local agents since Dec 2015.	33 months	12 units	0
27	W2014/0746	Maxell site, Shawbirch	495	160	N/A	Site available with planning permission expiring September 2018. Site currently for sale and marketed by national agents since Oct 2015.	33 months	35 units	0
28	W2014/1080	Mill Lane, Tibberton	22	22	N/A	Planning approval issued in March 2016 on appeal. Site available with planning permission expiring in March 2019.	33 months	12 units	20

29	W2015/0157	Former Dairy Crest site, Crudington	111	111	N/A	Site available with planning permission expiring in November 2018. Site currently for sale and marketed by national agents since Oct 2015. The agent stated, on 15th June 2016, that the applicant is still in the process of disposing of the site and once this process has been completed that the new freeholder would move this forward in the short term	33 months	35 units	58
30	W2015/0369	Garfield Road, Ketley Bank	45	45	N/A	Site available with planning permission expiring in Dec 2018	18 months	35 units	0
		Sub-total	5341	2084	N/A				866
	4	Major Sites with Resolution to Grant at 1st April 2016							
JVH Site Ref	PlanAppRef	Site Address	Total left	5 year delivery	Under Construction at 01/04/16	TWC Comments	DBA Lead In Times	DBA Build - Out Rate pa per outlet	JVH 5 year delivery
31	W2011/0827	Audley Avenue, Newport	215	215	N/A	At April 2016, the site had the benefit of outline planning permission, subject to resolution of the the s106. Land jointly owned by TWC and a developer who wishes to develop the site. The s106 is currently being resolved prior to formal issue of consent in June 2016.	33 months	35 units	58
32	W2013/0809	Former Swan Centre, Grange Avenue, Stirchley	28	28	N/A	Land owned by TWC with outline application approved at Plans Board on 21/5/2014, subject resolution of highway issue. No obvious constraints to bringing forward the site for development within five years.	37 months	25 units	0
33	W2013/0855	Station Road, Newport	50	50	N/A	The site is owned by a regional house builder. A planning application taken back to committee in June 2015 solely for consideration after the position changed regarding five year land supply published in March 2015. This was granted, subject to resolution of the s106. Consequently, at April 2016, the development could proceed, subject to resolution of the legal agreement. The only impediment to delivery was an unsigned s106 agreement due to highways issues relating to access and roundabout to serve an adjacent site. This has now been resolved, subject to alternative access arrangements being approved by Planning Committee on 29th June 2016. Given the acceptability of the development for residential use in principle, the existing resolution to grant approval, and the landowner's continued interest in the site, the council considers the site to be deliverable. Once planning permission is granted, this will allow the site to proceed towards commencement.	27 months	25 units	50
34	W2014/0113	Former British Sugar site, Allscott	470	50	N/A	Site available with outline planning permission granted in June 2015, subject to s106. The s106 agreement was then signed off on 9th May 2016, so development can now proceed. Land to be offered in parcels with infrastructure in place.	27 months	12 units	0
35	W2014/0980	Priorslee East, Priorslee (H2 in Local Plan)	1100	150	N/A	Land owned by national house-builder with planning application submitted (TWC2014/0980). The application was approved in August 2015, subject to resolution of s106.	18 months	35 units	102
		Sub-total	1863	493	N/A				210
	5	Major Sites with Housing Allocations at 1st April 2016							
JVH Site Ref	PlanAppRef	Site Address	Total left	5 year delivery	Under Construction at 01/04/16	TWC Comments	DBA Lead In Times	DBA Build - Out Rate pa per outlet	JVH 5 year delivery
36	W2013/0861	Former Sutherland School, Trench (H3 in Local Plan)	123	123	N/A	Land owned by TWC with outline planning permission granted 31/5/2016. TWC intend to sell the site to a developer.	33 months	35 units	58
37	W2015/0057	Station Road, Newport (H13 in Local Plan)	120	120	N/A	Planning application submitted during 2014/15. Land owned by national house-builder who intends to bring forward the site.	33 months	35 units	58
38	W/2016/0096	New Trench Road, Donnington (H1 in Local Plan)	650	200	N/A	Land jointly owned by TWC and Private Owner with planning application submitted	33 months	35 units	58
39	W2016/0165	Former Madeley Court School (H6 in Local Plan)	53	53	N/A	Site to be developed for NuPlace with planning application submitted in Feb 16	27 months	50 units	53
40	TBC	Former Beeches Hospital, Ironbridge (H5 in Local Plan)	89	89	N/A	Site acquired by regional house-builder with planning application to be submitted for start in 2017	33 months	35 units	58
41	TBC	Former Phoenix School, Manor Road, Dawley (H7 in Local Plan)	200	50	N/A	Site owned by TWC and designated as a site under a Local Development Order	36 months	35 units	50
42	TBC	Holyhead Road, St.Georges (H11 in Local Plan)	40	40	N/A	Site owned by HCA and to be sold under Telford Land Deal	36 months	35 units	0
43	TBC	North of Priorslee Roundabout, St.Georges (H12 in Local Plan)	70	70	N/A	Site owned by HCA and to be sold under Telford Land Deal	36 months	35 units	0
		Sub-total	1345	745	N/A				335
	6	Other deliverable sites at April 2016							

JVH Site Ref	PlanAppRef	Site Address	Total left	5 year delivery	Under Construction at 01/04/16	TWC Comments	DBA Lead In Times	DBA Build - Out Rate pa per outlet	JVH 5 year delivery
44	W2008/0108	Orleton Lane, Wellington, Telford	165	144	N/A	This proposal was originally approved on 3rd April 2009. A renewal of that permission was withdrawn in September 2011 (under TWC/2011/0706). Development started shortly after this time. The original approval was therefore extant at April 2016 (confirmed via email by the applicant). Contact was made with the applicant (Lovell) on 24th May 2016, who also confirmed their intention to submit a new planning application on the same plot of land in 2016. The applicant intends to be on site in early 2017, subject to achieving planning permission.	33 months	35 units	58
45	W2009/1015	Church Farm, Preston upon the Weald Moors, Telford	20	20	N/A	This planning application was extant at April 2016. Contact made with applicant's agent (John Mason Associates Ltd) on 23rd May 2016. The agent confirmed that the applicant had gone through company restructuring but was now in a position to progress the site. Delivery likely to begin during the 2016/17 period.	24 months	12 units	20
46	W/2015/0146	Wesley House, 4 Station Road, St Georges, Telford	10	10	N/A	This planning application was extant at April 2016. Contact was made with the agent (Penn Architecture Ltd) on 27th May 2016, who confirmed there is developer interest in progressing the site as drawn. Consequently, the site will go to auction so development can proceed.	33 months	12 units	10
Sub-total			195	174					88