ripperium 1	Telford & Wrekin Housing Land Supply - deliverable sites (ii				1		1						1		1
		.p. 11 2010-2	2021)								Overall timescale					Total time									
1	Major Sites under construction at 1st April 2016					FP/OP			RM		(in months)					(m)									-
				Under Construction a	ata						Validation to Committee for	Time req'd to	TWC consider & determine				Est. delivery								Build - Out Rate
PlanAppRet	Site Address	Total left			FP or OP/RM	Validation	Committee	Decision	Validation	Committee Decision	OP/FP app	sign-off s106	арр	subm	consider RM	(m)	2016/17	2017/18	2018/19	2019/20	2020/21	TWC comments (updated Jan 2017)	House-Builder	start on site	pa per outlet
W2015/0233	Phase 8, Lawley Village, Lawley	561	561	33	OP/RM	18/08/2014	06/10/2004	21/10/2005	11/06/2015	15/07/2015 31/07/2015	1.6	12.5		115.7	1.6	131.5	120	120	120	120	81	Consortium of national house builders on site	Barratts/Persimmon/Taylor W	Already on site	120 units
W2014/0258	Brick Kiln Bank, Lightmoor	30	30	30	OP/RM	02/09/2005	21/03/2007	30/04/2007	28/05/2014	31/07/2014	18.6	1.3		85	2.1	107	30	0	0	0	0	National house builder on site	Linden Homes	Already on site	40 units
W2012/0419	Lawley Phase 6, Dawley Road, Lawley , Telford	94	94	61	OP/RM	18/08/2004	06/10/2004	21/10/2005	25/05/2012	22/08/2012 24/08/2012	1.6	12.5		79.2	3	96.3	94	0	0	0	0	Consortium of national house builders on site	Barratts/Persimmon/Taylor W	Already on site	120 units
W2015/0028	Frome Way, Donnington	79	79	20	OP/RM	12/06/2008	25/02/2009	21/11/2014	13/01/2015	04/11/2015	8.5	68.9		1.7	9.7	88.9	40	39	0	0	0	National house builder on site	Keepmoat Homes	Already on site	40 units
	Phases 3 & 4 Lawley Village, Lawley	6	6	20	OP/RM			21/11/2014		24/08/2011 17/10/2011	1.6	12.5		67.6	4.3	86	6	0	0	0	0	Consortium of national house builders on site			
	Phase 3, Wellington Road, Newport	24	24	24	OP/RM	18/08/2004 30/09/2011	06/10/2004	08/01/2013	07/06/2011 12/06/2015	08/09/2015	10.1	5.3		29.1	2.9	47.3	24	0	0	0	0	National house builder on site	Barratts/Persimmon/Taylor W Persimmon Homes	Already on site Already on site	120 units 40 units
	Rough Park House, Woodside Ave, Woodside	23	23		FP	15/06/2010		13/08/2013	12/00/2010	00,00,2010	6.7	31.3		20.1	0	38	23	0	0	0	0	Local house builder on site (under TWC/2014/0323)	Gyan Ghuman	Already on site	12 units
VV2010/0253	Trought ark house, woodside Ave, woodside	23	23	13	FF	15/06/2010	03/01/2011	13/06/2013			0.7	31.3			U	36	23	U	U	0		TW0/2014/0323)	Gyan Ghuman	Alleady off site	12 units
	Phase 2, Wellington Road, Newport	6	6	5	OP/RM	30/09/2011	01/08/2012		20/05/2014	01/10/2014	10.1	5.3		16.3	4.4	36.1	6	0	0	0	0	National house builder on site	Persimmon Homes	Already on site	40 units
	Phase 1, Wellington Road, Newport	2		0	OP/RM	30/09/2011	01/08/2012	08/01/2013		03/04/2014	10.1	5.3		10.8	4	30.1	2	0	0	0	0	National house builder on site	Persimmon Homes	Already on site	40 units
W2015/0058	Hadley Park West, Leegomery	28	28	20	OP/RM	15/01/2013	20/03/2013	05/09/2013	21/01/2015	13/04/2015	2.1	5.6		16.5	2.7	26.9	28	0	0	0	0	National house builder on site National house builder on site with 25% affordable	Redrow Homes	Already on site	40 units
W2014/0237	Doseley Works, Doseley	175	175	40	OP/RM	21/08/2012	03/07/2013	10/03/2014	11/314	06/08/2014	10.4	8.2		0	4.9	23.5	50	50	50	25	0	housing known as Phase 2 (approval for a total of 192 dwellings)	David Wilson Homes	Already on site	50 units
	Homelands Caravan Park, Mossey Green, Telford	9	9	1	FP						22.6	0.2			0	22.8	9	0	0	0	0	Site under construction with 2 units completed	Private	Already on site	12 units
W2014/0796	Hadley Park West, Leegomery	16	16	7	OP/RM	15/01/2013	20/03/2013	05/09/2013	08/09/2014	17/10/2014	2.1	5.6		12.1	1.3	21	16	0	0	0	0	National house builder on site	Redrow Homes	Already on site	40 units
W2015/0579	47 Wrekin Road, Wellington	14	14	14	FP	29/06/2015		05/10/2015					3	13.5	3.2	19.8	12	2	0	0	0	Local house builder on site	Days New Homes	Already on site	12 units
W2013/0693	Heath Court, Cliff Crescent, Ellerdine	12	12	4	FP	28/08/2013	06/11/2013	15/01/2015			2.3	14.3			0	16.6	12	0	0	0	0	Local house builder on site	Private	Already on site	12 units
W2014/0401	Edgmond Road, Newport	50	50	27	OP/RM	22/04/2013	03/07/2013	23/12/2013	14/05/2014	20/08/2014	2.4	5.7		4.7	3.2	15.9	40	10	0	0	0	National house builder on site	Bovis Homes	Already on site	40 units
W2014/0769	Hadley Park West, Leegomery	37	37	24	OP/RM	31/07/2013	16/10/2013	29/10/2013	18/08/2014	13/11/2014	2.5	0.4		9.6	2.9	15.5	37	0	0	0	0	National house builder on site National house builder on site with 25% affordable	Miller Homes	Already on site	40 units
W2013/1003	Hadley Park West, Leegomery	51	51	2	OP/RM	15/01/2013	20/03/2013	05/09/2013	16/12/2013	11/04/2014	2.1	5.6		3.4	3.8	14.8	50	1	0	0	0	housing	Redrow Homes	Already on site	50 units
W2014/0370	Limekiln Lane, Arleston	14	14	14	FP	02/05/2014		24/06/2015					13.7		0	13.7	14	0	0	0	0	Regional house builder on site	Garvey	Already on site	20 units
W2015/0151	The Barns, Church Aston	23	23	12	OP/RM	03/04/2014	24/09/2014	16/12/2014	23/02/2015	22/05/2015	5.7	2.7		2.3	2.9	13.6	20	3	0	0	0	Regional house-builder on site	Gallier Homes	Already on site	20 units
W2009/0051	Park Lane, Woodside, Telford	27	27	24	FP	19/01/2009	08/04/2009	13/01/2010			2.6	9.2			0	11.8	27	0	0	0	0	National house builder on site	Bellway Homes	Already on site	40 units
W2013/0265	The Mount, Haygate Road, Wellington	2	2	2	FP	28/03/2013	05/03/2014	14/03/2014			11.2	0.3			0	11.5	2	0	0	0	0	Local house builder on site	Hama	Already on site	12 units
	Sommerfeld Rd, Hadley Church Street, Oakengates	42 20	42 20	25 20	OP/RM FP	31/07/2013 06/12/2013	06/02/2013 19/03/2014	21/08/2013 26/09/2014	14/03/2014	11/06/2014	-5.8 3.4	6.4		6.7	2.9	10.4 9.7	36 20	6	0	0	0	Regional house builder on site Housing Association on site	Lioncourt Homes Wrekin Housing Trust	Already on site Already on site	20 units 20 units
	Hartsbridge Road, Oakengates	8	8	8	FP	06/02/2012	22/02/2012	02/11/2012			0.5	8.4			0	8.9	8	0	0	0	0	Local house builder on site	Hama	Already on site	12 untis
	Shifnal Road, Priorslee	14	14	12	FP	22/07/2014	25/02/2015	15/04/2015			7.2	1.6			0	8.8	12	2	0	0	0	Local house builder on site	Acorn Homes	Already on site	12 units
W2014/0333	Stafford Road, Newport	79	79	25	FP	16/04/2014	23/07/2014	10/09/2014			3.2	1.6			0	4.8	40	39	0	0	0	National house builder on site	Taylor Wimpey	Already on site	40 units
W2013/0720	Sommerfeld Road, Hadley, Telford	51	51	8	OP/RM	31/07/2013	06/902/13	21/08/2013	03/09/2013	03/12/2013	-5.8	6.4		0.4	3	4.1	40	11	0	0	0	National house builder on site	Bovis Homes	Already on site	40 units
	Charlton Street, Wellington	31	31	31	FP	19/02/2015	00/302/13	23/06/2015	00/00/2010	00/12/2010	0.0	0.1	4.1	0.1	0	4.1	20	11	0	0	0	Housing Association on site	Wrekin Housing Trust	Already on site	20 units
			0.			10/02/2010									Ů		20		Ü	ŭ		J		7 modely on one	20 dinto
W2014/0036	Green Lane, Newport	10	10	10	FP	15/01/2014		16/05/2014					4		0	4	5	5	0	0	0	Site under construction and plots being marketed National house builder & Housing Association on	Private	Already on site	12 units
W2013/0938	Land off Holyhead Road, Wellington, Telford	109	109	77	FP	20/11/2013	26/02/2014	14/03/2014			3.2	0.5			0	3.7	40	40	29	0	0	site	Taylor Wimpey	Already on site	40 units
W2014/1098	Walker Street, Wellington	10	10	6	FP	09/12/2014		24/03/2015					3.5		0	3.5	10	0	0	0	0	Local house builder on site	Bebbingtons	Already on site	12 units
W2015/0060	Wellington Road, Trench	29	29	29	FP	27/01/2015	18/03/2015	01/05/2015			1.6	1.4			0	3.1	20	9	0	0	0	Housing Association on site	Wrekin Housing Trust	Already on site	20 units
W2014/1122	Randlay Avenue, Randlay	16	16	16	FP	15/12/2014	25/02/2015	13/03/2015				2.4	0.5		0	2.9	16	0	0	0	0	Main contractor on site for developer of the NuPlace initiative	Lovell	Already on site	50 units
W2014/1124	Woodlands Primary School, Madeley	101	101	96	FP	15/12/2014	25/02/2015	13/03/2015			-	2.4	0.5		0	2.9	50	50	1	0	0	Main contractor on site for developer NuPlace	Lovell	Already on site	50 units
	St.Georges Bypass, St.Georges	17	17		FP	16/06/2014		08/09/2014					2.8		0	2.8	17	0	0	0	0	Housing Association on site	Bromford	Already on site	50 units
	3 /p/																					National house builder on site with 2 outlets		,	
	Telford Millennium Community Phases 3,4 & 5 Ketley	266	266		FP	1	24/07/2013				0	2.7			0	2.7	60	60	60	60	26	proposed (TWC/2014/1151) submitted for 60 units	Taylor Wimpey	Already on site	60 units
W2011/0506	Phases 3 & 4, Lightmoor Village,Telford	7	7	7	RM	18/08/2004	06/10/2004	21/10/2005	17/06/2011	02/09/2011			2.5		0	2.5	7	0	0	0	0	National house builder on site Housing Association on site (supercedes previous	Crest Nicholson	Already on site	40 units
W2015/0177	Park Road/Royal Way, Malinslee	81	81	81	FP	03/03/2015	08/04/2015	15/05/2015			1.2	1.2			0	2.4	20	20	20	20	1	application TWC/2014/0882)	Wrekin Housing Trust	Already on site	20 units
W2013/0649	Land to rear of Holly Acres, Long Lane, Telford	11	11	11	FP	15/10/2013	18/12/2013	23/12/2013			2.1	0.2			0	2.3	5	5	1	0	0	Site under construction and plots being marketed	Private	Already on site	12 units
						1	1	1	Averag	ge time period (in mths)	4.4	7.3	5.2	9.1	3.7	15.7	1088	483	281	225	108				
	Sub-total	2185	2185	906							Averages exclude		i Lightmoor Villa verage calculati		inents for the	purpose of									

Appendix 2 Telford &	Wrekin Housing Land Suppl	ly - deliverable sites (April 2016-2021)
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Major Sites with Full Planning n/s at 1st April	1																								T
2 2016										Validation to															
PlanAppRef Site Address	Total left	5 year delivery	FP or OP/RM	Validation	Committee	Decision	Validation	Committee	Decision	Committee for OP/FP app	Time req'd to sign-off s106	TWC consider 8 determine app	OPP to RM subm	TWC consider RM	Total time (m)	ON- SITE	Est. Delivery 2016/17	2017/18	2018/19	2019/20	2020/21	TWC comments (Updated Jan 2017)	House-Builder	Lead-in times from start on site	Build - Out Rate pa per outlet
W2009/0326 Randlay Centre, Randlay, Telford	12	12	FP	21/04/2009	15/10/2009	27/10/2009				4.8	0.4				5.2	Y	0	6	6	0	0	Regional developer owns site with 6 units completed from total of 18 dwellings.	J Ross	6 months	12 units
W2010/0487 Chariton Arms Hotel, Church Street, Wellington	41	41	FP	13/09/2010	09/03/2011	09/11/2012				5.9	20				25.9	Y	10	12	12	7	0	Site to commence construction in May 2016-2 demo's accounted in 2015/16 period. Development has commenced (Sept 2016)	TC Homes	None	12 untis
W2012/0961 Back Lane, Tibberton	10	10	FP	05/12/2012	12/06/2013	18/10/2013				6.2	4.2				10.4	Y	10	0	0	0	0	Greenfield site sold to developer with start on site confirmed for 18th April 2016. Development has commenced (April 2016).	TBC	6 months	20 units
W2014/0272 lvydale, Coalport	12	12	FP	01/04/2014	03/06/2015	08/06/2015				14	0.2				14.2	Υ	0	6	6	0	0	Local house builder commenced site operations. Development known as Riverside Walk	Paul Martin Homes	6 months	12 units
W2014/0602 Plot E. Pool Hill Road/Doselev Road. Dawley	50	50	OP/RM	03/09/2007	10/12/2008	20/09/2011	03/07/2014		03/08/2015	15.2	33.3		33.5	13	95		0	20	20	10	0	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. Application for minor material amendment to certain house types (TWC/2016/0019) approved 10th June 2016.	Central & County Developments	6 months	20 units
W2014/0765 1-3 Castle Lane, Hadley	11	11	FP	26/08/2014	05/11/2014		00/07/2014		00/00/2013	15.2	00.0	2.3	00.0	10	2.3	Y	5	6	0	0	0	Local house builder acquired site and will commence in May 2016-1 demo accounted in 2015/16. Development has commenced (May 2016).	Days New Homes	6 months	12 units
Land adjacent Windermere House, Farm Lane, W2014/0998 Horsehay	13	13	FP	06/11/2014	25/02/2015	02/04/2015				3.6	1.3				4.9	Y	0	0	6	7	0	Full application approved 2nd April 2015. Site for sale and marketed by local agents since March 2016. Development has commenced (Oct 2016).	Prestige Homes(Midlands) Ltd	6 months	12 units
The Paddocks (Land north of Lightmoor Way), W2014/1072 Lightmoor Village, Lightmoor	200	200	OP/RM	08/04/2002	23/10/2002	23/09/2003	28/11/2014		27/11/2015	6.5	12		134.2	12	164.7	Y	0	50	50	50	50	Reserved matters application approved 25th November 2015. Site commencement by national house builder in Q3 2016. Development has commenced (Nov 2016)	Keepmoat Homes	6 months	50 units
W2015/0217 Site A, Pool Hill Road, Horsehay	14	14	FP	16/03/2015	25/08/2015	11/11/2015				5.3	2.5				7.8	Y	0	12	2	0	0	Full application approved on 11th November 2015. Housing Association contracted to develop the site, which is owned by HCA with start in Q3 2016. Development has commenced (Oct 2016).	Bromford	6 months	20 units
W2015/0362 Broomfield Road, Newport	30	30	OP/RM	15/03/2011	03/08/2011	02/05/2012	28/04/2015		30/07/2015	4.5	9		35.9	3	52.4	Y	0	10	20	0	0	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. Awaiting signing of s106 agreement following resubmission of full application on 5th April 2016, which is intended to complete in January 2017. The Registered Provider can then commence development in 2017.	Meres & Mosses HA	6 months	20 units
Former Malinslee Primary School, Matlock Avenue, W2015/0997 Malinslee	92	92	FP	03/11/2015	03/02/2016	23/03/2016						4.6			4.6	v	0	40	50	2	0	Full application approved on 23rd March 2016. Site to be developed by TWC/Lovell as part of the NuPlace initiative, with start on site expected in O3 2016. Development has commenced (Oct 2016).	Lovell	6 months	50 units
Sub-total		485	гР	03/11/2015	03/02/2016	23/03/2016					1	4.6			4.6	Y	25	162	172	76		commenced (Oct 2010).	Lovell	o months	50 units
National Builder		.00					-				1				1									1	

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Appendix 3 Telford & Wrekin Housing Land Supply - deliverab Major Sites with Outline Planning n/s at 1st	ole sites (April 2016-2	021)																	+
3 April 2016 PlanAppRef Site Address	5 year Total left delivery	Intention to sell/build?	Land to be sold?	Estimated timescale for sale	RM submitted?	RM expected?	TWC consider RM (mths)	TWC RM determn date	Est. time for discharge of conditions	Est.	Lead-in from	Est. Delivery 2016/17	2017/18	2018/19	2019/20	2020/21	TWC Comments (Updated Jan 2017)	House-Builder	Build - Out Rate pa per outlet
W2002/0392 Land at Lightmoor Village, Telford	320 87	Y	Y	By April 2017	z	Apr-18	4 months	Aug-18	6 months	Jan-19	6 months	0	0	0	37	50	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), which will involve a tender bidding process, and are projected to be on site 2018/19. Therefore, the site is considered deliverable in five years.	TBC	50 units
W2004/0980 Land at Lawley Village, Telford	1620 270	Y	N	n/a	22/07/2016	n/a	3.6 months	10/11/2016	6 months	May-17	6 months	0	30	120	120	0	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 (267 units) was submitted by Ironstone consortium (comprising three housebuilders) in July 2016 (TWC/2016/0660) and approved on 10th November 2016.	Barratts/ Persimmon/ Taylor Wimpey	120 units
W2009/0914 Southwater, Telford Town Centre	330 53	Y	Spring 2017	6 months	N	Q2 2018/19	4 months	Q4 2018/19	6 months	Q2 2019/20	6 months	0	0	0	10	40	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 estimated in 2019/20. Assumed Spring 2017 date for start of tender process.	TBC	40 units
W2010/0152 Redhill Clay Pit, Redhill Way, St Georges	120 80	Y	Now	6 months	N	Q4 2017/18	4 months	Q1 2018/19	6 months	Q3 2018/19	6 months	0	0	0	40	40	The outline application was approved on 13th May 2011. Site is current under construction. Remaining numbers to be completed from outline consent of 337 dwellings to be sold by landowners as serviced site. Site currently being marketed on Lands Improvement website so clear intention to sell the site for residential development. A developer will probably submit a new Full application that will be subject to a new s106. Assume site could be sold Q2 2017/18, with RM submitted Q4 2017/18.	TBC	40 units
W2011/0002 Alexandra Road, Wellington	14 14	Y	Now	Unionals			ee notes	Q1 2010/13	Onionals	Q32010/19	6 months	0	0	0	2	12	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. Site is currently being marketed, indicating clear intention to sell site for residential development. Outline application expired as of 12th December 2016. Pre-application discussions carried out with the applicant in September 2016 on a scheme for 14 dwellings, so expectation that a new outline or FP will be submitted assume intention to build or sell the site remains, and that the site could deliver homes by 2020/21.	твс	12 units
			· ·									0	J	J	2		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). Conversation with Kier (18th November 2016), the intended site purchaser from HCA, confirmed intention to start on site in summer 2017, subject to RM approval, with a two-year build out period. Bat survey submitted for approval, with intention to taking RM app with revised layout to Planning Committee in		
W2011/0541 Land off, Peregrine Way, Apley Land north, east and south of Aston Grove, off W2011/0821 Wellington Road, Newport	145 136	Y	N	n/a	18/09/2015 22/01/2016	n/a n/a	4 months 3 months	Q4 2016/17 22/04/2016	6 months	Q2 2017/18	6 months	0	12	40	40 50	20 50	spring 2017. 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 Phase 4 of the development (for 136 dwellings) was approved on 22nd April 2016. Pre-commencement conditions relating to the applications have now been dishcharged.	Kier Homes Persimmon Homes	40 units
Gladstone House, Hadley Local Centre, W2011/0949 Hadley	25 25	Y	N	N	22/01/2010		e notes	22/04/2010	3 months	Feb-17	6 months	0	25	0	0	0	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. A new full application was submitted in July 2016 (TWC/2016/0604) and approved on November 4th 2016 (taking 4 months to approve) for 25 dwellings. Intended start January 2017,	Lovell	40 units
W2011/1102 Beech Road, Ironbridge	0 0								see notes								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. However, no activity in terms of implementation has occurred since the oultine was approved. Consequently, due to the various actions required to facilitate delivery, it is accepted that delivery is unlikely by 2021 based on current available information.	TBC	40 units
W2012/0056 39 Stafford Road, Oakengates	14 14	Y	Y			see notes			3 months	2018/19	6 months	0	0	2	12	0	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 assuming Q3 2017/18, with 4 months for RM consent, this would take the start of delivery into the 2018/19 period. Due to the number of dwellings involved, the council therefore considers that the whole site is deliverable in the next five years. Update (5th January 2017): The agent confirmed that a RM application was currently being prepared and that it would be submitted during 2017. No significant constraints identified other than normal issues relating to development of previously-developed site.	ТВС	12 units
W2012/0069 Ercall Wood Technology College, Wellington	84 84	Y	Y		N	Jan-17	4 months	Q1 2017/18	6 months	Q3 2017/18	6 months	0	0	30	40	14	This outline application approved on 29th June 2012 for 130 dwellings. A total of 50 affordable dwellings has 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) has now been sold by the Council to a national house builder. Pre-application discussions on the RM have been in progress during 2016. Two RM apps have now been submitted and will be registered in January 2017 (one for 80 units, and another for four units), then assume 4 months for RM consent takes the site to Q1 2017/18, with a potential start on site Q3 2017/18 depending on time period for discharge of conditions. Anticipated that a s106 will be needed to secure delivery of affordable units, but the priniciple is agreed. The site is being brough forward as part of the council's borough-wide school redevelopment programme. Clear intention to bring forward the site for residential development.	TBC	40 units
W2012/0240 Land at, Arleston, Telford	153 20	Y	N			See notes			6 months	Q1 2018/19	6 months	0	0	20	0	0	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. A subsequent full application has now been submitted by Redrow Homes in November 2016 (TWC/2016/0860), which includes a mix of homes and extra care provision totalling 132 units. A similar trigger for release of general housing is expected, subject to approval. This would appear to contradict the previous application (TWC/2015/0840) which did not include any extra care housing (ECH). Clearly, the applicant wishes to progress the site. Assume 9 months (Sept 2017) needed to approve full application and sign-off any relevant conditions and s106.	Redrow Homes	

W2012/0530 Priorslee East, Priorslee	395 100	Y	Y	Jan-17	Y (for Plot D3)	01/04/2017 (for Plots E and F)	5 months	Sep-17	6 months	Q4 2017/18	6 months	0	0	20	40	40	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. HCA is also close to appointing a preferred developer for plots E and F (c.8 hectares). The plots are being progressed through the Telford Land Deal. It is anticipated that the plots will be built out at a total of 220 dwellings (c.27.5 dph). Given that some site preparation has already taken place, including the provision for access between and onto the various plots, it is also anticipated that a reserved matters planning application will be submitted by April 2017. A target date of September 2017 has been set for consent to be secured, and assumed 6 months to dishcharge conditions (to March 2018). This includes provision for 20 dwellings on plot D3, confirmed by TWC Property Service on 22nd November 2016. The remaining plots (J1 and J2) will be brought forward via 'Direct Commissioning', a central government initiative established to accelerate housing delivery. A reserved matters application (TWC/2016/0804) validated 30/8/2016 with revised site capacity for 20 dwellings on Plot D3, has now been approved (11th Jan 2017) subject to s106 being signed. Therefore, estimated delivery of 100 dwellings by 2021. The total housing to be delivered on plots D3, E and F will be c. 240 dwellings.	TBC	40 units
	333 133			July 17	. (10.1.101.20)		o monare	Cop ::	o monare	Q. 2017.10	o monare		_ v	2.0			This outline application relates 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		10 dimo
W2012/0650 Doseley Works, Doseley, Telford	268 40	Y	N	n/a	05/04/2016	n/a	11 months	Mar-17	6 months	2019/20	6 months	0	0	0	0	40	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 currently under construction). 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). Applicant to provide further information re. mitigation measures and amended layout. Anticipated Planning Committee March 2017. No \$106 impediment. Current leaseholder on site until 2019, then site clearance and relocation will be required to allow the site to be developed. Potential for commencement during 2019/20, and delivery in 2020/21.	David Wilson Homes	50 units
Caravan and Camping Centre, Stadium Way, W2016/1124 Hadley	14 14	Y	Y	6 months	N	Q1 2017/18	4 months	Jul-17	3 months	Jul-18	6 months	0	0	0	7	7	Planning application (TWC/2013/0567) still extant at April 2016, and expires on 14th January 2017. Site being marketed by local agents since November 2014. A conversation with the agent for the current outline application (Mr M Cheadle) on 14th November 2016, confirmed that the applicant has submitted a new OP application on 27tth October 2016 (TWC/2016/1124) to supersede the original outline consent. This provides clear evidence of a firm intention to progress the site for development. Assume 4 months to determine OP given 'in-principle' support already established (February 2017). Following sale of the site by Feb 2018 (assume 12 months), a RM would then be prepared and submitted (assume 6 months) during Q3 2017/18. Assume 4 months to determine the RM app (Q4 2017/18) and 3 months to discharge conditions, this would progress the site to Q1 2018/19. The site could deliver 14 dwelliings by 2021.	TBC	20 units
Hinkshay Road, Dawley (Former Eveready W2013/0592 site)	165 90	Y	Y	Site sold to Countryside Properties in Jan 2017	N	Mar-17	4 months	Jul-17	6 months	Q1 2018/19	6 months	0	0	10	40	40	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. Following a conversation with the new site owners (Countryside Properties) on 16th November, December 13th 2016, and 5th January 2017, it is their intention to submit a reserved matters or full application in the spring of 2017. CP expect to accelerate delivery to c.70 dpa using a off-site construction, timber-framed product. Assume RM will be submitted March 2017, with approval in July 2017. Developer to be on-site during Q3 2017/18. On this basis. there is considered to be sufficient time to deliver 100 units by 2021.	Countryside Properties PLC	40 units
W2013/0769 Castle Farm Way, Priorslee	600 50			to be sold subj to new OP approval			notes	33.11	6 months	Q4 2018/19	6 months	0	0	0	10	40	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. The agent (Harris Lamb) confirmed on 14th November 2016 that the client has instructed them to progress a reserved matters application, to be submitted prior to the expiry of the outline in March 2017. Conversation with Willsgrove Developments Ltd (13th December 2016) indicated that likely course of action would be a new outline application to be submitted in Q2 2017/18, following new ecology surveys, with site being sold subject to consent. Likely that a s106 would need to be signed. RM application then would be required, discharge of conditions, prior to commencement. Assuming 15 months between outline registration and reserve matters approval, takes the site to Q3 2018/19, with an additional period of 6 months for land sale and remaining discharge of conditions. This takes the site up to Q1 2019/20 for commencement. Then assume 6 months to bring forward new dwellings, during Q3 2019/20. Only constraint to delivery is anticipated preparation of the development platform. Discharge of conditions is currently in progress.	Willsgrove Developments Ltd	40 units
TECTO, O. CO. CO. C.	555 55	•		орричи.					o monare	Q : 20 :0; :0	- Cinonaio			J			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. A new full application was validated		To armo
W2013/0777 Moorfield Lane, Church Aston	5 5					s	ee notes					0	0	5	0	0	on 15th November 2016. Assume FP consent and commencement during 2017/18, with delivery during 2018/19.	TBC	12 units
W2013/0806 Wrockwardine Wood Arts College, New Road	53 53	Y	Y		02/11/2016	n/a	4 months	Mar-17	6 months	Q3 2017/18	6 months	0	15	20	20	8	Site available with planning permission expiring in February 2017. The landowner, TWC, sold the land in 2016 to a housing provider, with HCA funding available. Reserved Matters application submitted 2nd November 2016 (TWC/2016/1099) by Jessup Brothers Ltd. Assume that developer could be on-site Q2 2017/18 following RM consent, with some delivery of new homes during the 2017/18 period. and thereafter.	Jessup Brothers Ltd	20 units
W2013/0808 Grange Park Primary School, Stirchley, Telford	37 37	Y	Y	Summer 2017	N	Y	4 months	Q4 2018/19	3 months	Q1 2019/20	6 months	0	0	0	18	19	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 summer 2017 following vacation of the school, as part of the council's borough-wide school redevelopment programme. Clear evidence of intention to bring forward the site for residential development. Assume a new OP application for the same number of dwellings would need to be submitted. This could happen prior to sale of the site, given the 'in-principle' acceptance of development and the expected start of marketing process. Assume 6 months to sell the site (Q3 2017/18) A RM application could then be prepared by a new site owner from the end of 2017. Assume submission of RM application by Q2 2018/19 (July 2018), with 4 months to issue RM consent Q4 2018/19, with a potential start on site Q1 2019/20.	TBC	20 units
W2013/0901 Gower Street, Oakengates	20 10	Y			n/a	Apr-17	4 months	Aug-18	3 months	Q3 2018/19	6 months	0	0	0	3	7	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). Assume RM app is submitted prior to expiry of outline. No evidence that site is not deliverable by 2021.	TBC	20 units

W2013/0902 Wellington Road, Horsehay	23 9	Y	Y		N		see notes		3 months	Q3 2019/20	Q4 2019/20	0	0	0	0	9	Site available with planning permission expiring in April 2017 for 23 dwellings. Site for sale and marketed by local agents since August 2014. The fact the site is being marketed demonstrates an intention to bring forward the site for development. Assume site is sold within next 12 months (Dec 2017). Assumed that a new OP would then need to be prepared and submitted. so assume another 6 months (July 2018). Assume 6 months for OP consent to be issued and signing of s106. (December 2018). Assume another 6 months to prepare and submit a RM application (June 2019). Assume 4 months to issue RM consent (October 2019). Assume commencement Q4 2019/20. Delivery could begin during 2020/21 period.	TBC	20 units
W2014/0230 Back Lane/Plantation Drive, Tibberton	25 25	Y	N		25/11/16	n/a	4 months	Apr-17	3 months	Q2 2017/18	6 months	0	0	8	17	0	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. The agent has now confirmed (14th December 2016) that the site has been sold, subject to reserved matters consent, and a developer submitted their application (TWC/2016/1127), which was validatied on 25th November 2016. Assume RM consent in April 2017, with commencement Q2 2017/18.	Shropshire Homes	20 units
W2014/0415 The Knoll, Church Aston	17 17	Y	N		17/03/2016	n/a	7.5 months	04/11/2016	3 months	Q1 20117/18	6 months	0	6	11	0	0	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. RM application approved 4th November 2016. Assume commencement in 2017.	Gallier Homes	20 units
W2014/0484 The Cedars, Rodington	14 14	٧	N		14/04/2016	n/a	7.7 months	08/12/2016	3 months	Q1 2017/18	6 months	0	6	8	0	0	Site available with planning permission expiring January 2018. Site sold with Reserved Matters application submitted by local house builder. Assume commencement in 2017.	Nest Homes	12 units
W2014/0671 Doseley Road, Doseley	13 13	Y	Y	9 months	N	Y	4 months	Q3 2018/19		Q4 2018/19	6 months	0	0	0	4	J	Site available with planning permission expiring in June 2018. Site currently for sale and marketed by local agents since Dec 2015. Interest has been expressed in taking forward the site. Assumed site to be sold by Q3 2017/18 (Sept 2017). Preparation and submission of RM Q1 2018/19 (March 2018), determination by Q3 2018/19 (July 2018). Estimated time on-site Q4 2018/19. Delivery estimated to begin during 2019/20.	TBC	12 units
W2014/0746 Maxell site, Shawbirch	495 30	Y	Y	12 months	N	Y	4 months	Q3 2018/19	6 months	Q4 2018/19	9 months	0	0	0	10	20	Site available with planning permission expiring September 2022. Site currently for sale and marketed by national agents since Oct 2015. Site to be sold by J Ross Developments Ltd to a regional builder. Will require relocation of current occupier and demolition of existing buildings prior to start. No other physical constraints to delivery. Assume sale of site in Q3 2017/18. RM to be prepared and submitted by Q1 2018/19 (6 months). Assume 4 months to determine the RM app by Q2 2018/19 (July 2018). Assume 6 months to discharge remianing conditions (to Feb 2019). Therefore, assume on-site in Q4 2018/19 (approx. 2 years from now). During this time, the site will be vacated. Delivery anticipated later in five year period.	J Ross Developments Ltd	20 units
W2014/1080 Mill Lane, Tibberton	22 22	Y	Y	12 months	N	Y	4 months	Q3 2018/19	3 months	Q4 2018/19	6 months	0	0	0	10	12	Planning approval issued in March 2016 on appeal. Site available with planning permission expiring in March 2019. Assumed delivery based on sale of site in next 12 months.	TBC	20 units
W2015/0157 Former Dairy Crest site, Crudington	111 90	Y	Y	6 months	N	Y	4 months	Q4 2017/18	6 months	Q2 2018/19	9 months	0	0	10	40	40	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. The agent (GL Hearn) confirmed on 21st December 2016 that the site is now largely remediated with substantial sums of money having been spent to remove the former buildings and clean the site, so with a planned sale in the short term (certainly in 2017) would then lead on to a house builder bringing it forward the following year (2018). Assume RM prepared and submitted Q2 2017/18, with consent Q4 2017/18. Assume commencement Q2 2018/19 following discharge of conditions.	TBC	40 units
, , , ,					,												Site available with planning permission expiring in Dec 2018. Previously-developed site (builder's yard) may require some remediation works prior to development. The agent (Advance Land & Planning) assume a new OP application will be submitted and sale of site is conditional on a fresh approval. Assumed dates are: submission of OP application Q4 2017/18; approval of OP application Q2 2018/19; agree s106 and sale of site Q4 2018/19; RM application approval Q3 2019/20, inc 4 months to determine the RM app. Commencement could begin Q4 2019/20, with delivery of homes during 2020/21. Alternatively, a reserved matters application could be pursued if an agreement can	TPC	
W2015/0369 Garfield Road, Ketley Bank Sub-total	45 9 5247 1511	Y	Y	9 months	N	Y	4 months	Q3 2019/20	3 months	Q4 2019/20	6 months	0 0	94	0 328	570	9 526	be reached regarding land value of the site, which could increase potential delivery by 2021.	TBC	20 units
	3241 1011						1				1		34	020	510	320			
National Builder																			
Regional Builder																			
Local Builder					1										· ·			·	1

ppendix 4	Telford & Wrekin Housing Land Su	ıpply - deliv	erable s	ites (April 201	.6-2021)																
4	Major Sites with Resolution to Grant at 1st April 2016																				
	Site Address	Total left	5 year delivery	Intention to sell/build?	Land to be sold?	Estimated timescale for sale	RM submitted?	RM expected?	TWC consider RM (mths)	TWC RM determn date	Est. time for discharge of conditions	Est.	Lead-in from start to first dwlg	Est. Delivery 2016/17	2017/18	2018/19	2019/20	2020/21	TWC Comments (updated Jan 2017)	House-Builder	Build - Out Rate pa per outlet
	/ Audley Avenue, Newport	215	65	Y	Y	6 months	N	Y	4 months	Q4 2017/18	6 months	Q2 2018/19	6 months	0	0	0	25		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. Assume s106 is signed early 2017 (Agent RPS Planning anticipate signing to be January 2017) and site is sold within next 6 months (by June 2017). A RM app will then need to be prepared and submitted (assumed to take 6 months) during Q3 2017/18, and will probably include some pre-application discussion between the developer and TWC. Assume RM app is determined Q4 2017/18, with commencement Q2 2018/19 following discharge of conditions.	Persimmon Homes	40 units
	Former Swan Centre, Grange																20		Land owned by TWC with outline application approved at Plans Board on 21/5/2014, subject resolution of highway issue. No known contraints preventing the site from coming forward for development within five years. Landowner (TWC) anticipates site will be released onto the market in summer of 2017 following agreement of s106 and rebuilding of Grange Park School on adjacent land. Assume sale Q3 2017/18. Assume RM app will be prepared and submitted Q2 2018/19 (assume 9 months). Assume 4 months for RM determination - Q4 2018/19. Assumed commencement Q1 2019/20 following discharge	TBC	
	Nenue, Stirchley Station Road, Newport	21	<u>21</u> 50	Y	Y	6 months	N	Y See notes	4 months	Q4 2018/19	3 months	Q1 2019/20	6 months	0	10	20	20		of conditions. The site is owned by a regional house builder who intends to build out the site. 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. The s106 has now been signed, which resolves the access arrangements, which was approved by Planning Committee on 20th July 2016. Shropshire Homes can now progress to commencement. A full planning application has now been approved, as of 27/10/2016. Assumed commencement date Q1 2017/18 followinfg discharge of conditions.	Shropshire Homes	20 units
V2014/0113	Former British Sugar site, Allscott	470	120	Υ	N	n/a	N	Y	4 months	Q2 2017/18	9 months	Q1 2018/19	12 months	0	0	0	60		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 a RM application process can now proceed. The outline permission runs for 5 years (8th May 2021). Land to be offered in parcels with infrastructure in place. Site will require clearance of existing hardstanding (existing factory completely demolished and cleared already) and sports facilities, and agreement of a number of matters in preparation for new build development and provision of associated uses (pen space, education and commercial uses). Northern Trust has entered into a Joint Venture Partnership with the landowner, and will appoint a preferred bidder(s) to deliver the development. Site is being advertised for sale on Northern Trust website. NT (c. 15th December 2016) confirmed the site has been subject to a tender process, with bids received. Preferred bidder(s) will then be appointed for the first phase of development in early 2017. A RM application will then be prepared and submitted in Q1 2017/18, alongside discharge of conditions which is currently in progress. This includes the drawing up of a phasing plan and ecology surveys which will be carried out in spring 2017. Subject to approval of RM (estimated to be take 4 months), it is anticipated that a developer will be on-site during Q3 2017/18. NT also confirmed the landowner will be funding up front infrastructure provision inc. utilities connections. All existing buildings have been demolished and cleared. Site preparation will involve grubbing out of existing hardstanding prior to construction of strip foundations. Delivery rates are anticipated by NT to be in region of 5 or 6 dwellings per month, or 60 dpa, with a total in the range of 180-240 dwellings to be delivered by 2021. TWC delivery assumptions applied are at the lower end of this estimate, and will be kept under review as part of future iterations of HLSS. Due to range of issues relating to the delivery of the site including the number of pla	твс	60 units
																			Greenfield site owned by national house-builder with planning application submitted (TWC2014/0980). The application was approved in August 2015, subject to resolution of s106. For information, the s106 has now been signed and consent issued (26th October 2016) and a house builder is progressing the site. TWC assumption is 50 dpa with completions coming forward over two of the five year period. Conversation with Miller Homes (23rd November 2016) confirmed they would be assuming a build out rate of 50dpa from one outlet. However, MH stated that they were considering having two outlets on site. This could result in overall delivery being in the region of 75dpa. MH also stated that Mr assuming that RM application would be submitted within 12 months. Assuming 4 months to secure the RM consent, this would allow MH to get on site quickly to begin delivery in 2018 (2018/19 period).		
'2014/0000	Priorslee East, Priorslee (H2 in Local Plan)	1100	100	V	NI	n/a	NI NI	V	4 months	Q2 2018/19	6 months	Q4 2018/19	12 months	0	0	0	12	50	Assume delivery will be a number of phases and will require some infrastructure works prior to delivery.	Miller Homes	50 units

National Builde Regional Build

Appendix 5 To	elford & Wrekin Housing Land Supply - deliver		ril 2016-2	2021)	ı		1	ı	Т	1	,	Т	T	1			· · · · · · · · · · · · · · · · · · ·		ı	T	1			1	,	_	
5	Major Sites with Housing Allocations at 1st April 2016					Estimated								RM	TWC		Est. time for		Lead-in from	Est.							Build - Out
PlanAppRef	Site Address			Intention to sell/build?	Land to be sold?		FP/OP submitted?	FP/OP validated	FP/OP committee?	FP/OP decision?	RM submitted?	RM expected?	OP to RM subm	submission date	consider RM (mths)	TWC RM determn date	discharge of conditions	Est. commencement	start to first dwlg	delivery 2016/17	2017/18	2018/19	2019/20	2020/21	TWC Comments (updated Jan 2017)	House-Builder	Rate pa per
W2013/0861	Former Sutherland School, Trench (H3 in Local Plan)	123	50	Υ	Y	6 months	OP	29/07/2014	13/01/2016	31/05/2016	N	Y	6 months	Q1 2018/19	4 months	Q3 2018/19	6 months	Q1 2019/20	6 months	0	0	0	10	40	Land owned by TWC with outline planning permission granted 31/5/2016 following sign-off of the s106. Prior notification of demolition of existing buildings approved 2nd April 2015, clearance completed. TWC intend to sell the site to a developer in 2017. Assume 6 months to sell the site (Q3 2017/18). RM to be prepared and submitted Q1 2018/19. RM approved Q3 2018/19 (4 months). On site Q1 2019/20 following discharge of conditions Planning application submitted during 2014/15. Landowner intends to bring forward the site. Progress being made to agree the s106.	TBC	40 units
W2015/0057	Land South of Springfield Industrial Estate, Station Road, Newport (H13 in Local Plan)	120	50	Y	Y	6 months	OP	23/01/2016	Feb-17	Mar-17	n/a	Y	6 months	Q1 2018/19	4 months	Q3 2018/19	6 months	Q1 2019/20	6 months	0	0	0	10	40	Assume s106 is signed early 2017, 6 months for sale of the site (Q3 2017/18), assume 6 months for RM to be prepared and submitted (Q1 2018/19). RM approved Q3 2018/19 (4 months). On-site Q1 2019/20 following discharge of conditions.	St.Modwen	40 units
W2016/0096 & W2016/0097	Land north east of Wyevale Garden Centre, off New Trench Road, Donnington (H1 in Local Plan)	650	0	Y	Y	6 months	OP	03/02/2016	Mar-17	Sep-17	n/a	Y	6 months	Q3 2018/19	4 months	Q4 2019/20	n/a	Q1 2020/21	12 months	0	0	0	0	0	Site formed of two parcels, one jointly owned by TWC and Private Owner (TWC/2016/0096) and one privately-owned (TWC/2016/0097) with planning applications submitted for a total of 650 dwellings. Assume applications could go to Planning Committee in March 2017. Assume 6 months to agree s106 (Sept 2017). Then assume 6 months to sell the sites to a house builder(s) (March 2018). Assume 6 months to prepare and submit RM app (Sept 2018). Assume 4 months to determine RM app (Jan 2019). Assumed that a developer could be onsite during 2020/21 with delivery of new homes in 2020/21, alongside necessary infrastructure works. Also assumes only one outlet. Assume no delivery in next five years, based on current available information. However, new dwellings could be delivered during the 2021/22 period (this will be updated as part of the next iteration of the HLSS)	TBC	40 units
W2016/0165	Former Madeley Court School (H6 in Local		53		N		FP			14/09/2016															Site to be developed for NuPlace with planning application submitted in Feb 16. Full planning consent granted 14/9/2016. Assume commencment in early 2017, following discharge of conditions (now complete).		
W2016/0562	Former Beeches Hospital, Ironbridge (H5 in		50	Y	N	n/a	FP	23/02/2016		15/11/2016		n/a	n/a	n/a	n/a	n/a	see notes	Q4 2016/17 Q2 2017/18	6 months	0	20	10	20	20	Site acquired by regional house-builder with planning application submitted for start in 2016. Full planning consent granted on 15/11/2016. Developer on site. Some clearance required as part of conversion of existing buildings. Assume delivery of new homes starting during 2017/18 period, but wort deliver until 2018/19. Also, potential for two sales outlets given the site is split into two discrete parcels relating to the conversion and new build elements. A number of pre-commencement conditions relating to the site (i.e. approval of LEAP, requirement for protected species licences) need to be dishcarged prior to commencement, to assume 6 month period required.	Shropshire Homes	50 units
TBC	Former Phoenix School, Manor Road, Dawley (H7 in Local Plan)		40	Y	Y						See notes			,			6 months	Q 4 2018/19	12 months	0	0	0	0		Site owned by TWC and designated as a site under a Local Development Order, thus negating the need for OP consent. Anticipated site could come forward during 2018/19. All site survey work has been completed, subject to agreement being reached with the Highways Authority on matters realting to junction improvements to facilitate suitable access and egress. Assumes site will be sold by TWC to a house builder Q2 2017/18, with RM prepared and submitted Q1 2018/19. Assume 4 months to approve RM (Q3 2018/19), with commencement Q1 2019/20.		40 units
TBC	Holyhead Road, St.Georges (H11 in Local		40	Y	Y	3 months	N	Spring 2017	Q2 2017/18	O3 2017/18		n/a	n/a	n/a	n/a	n/a	3 months	Q1 2018/19		0	0	10	30	0	Site owned by HCA but now in control of TWC, to be sold under Telford Land Deal to deliver homes in the short-term as part of the TWC NuPlace initiative. Pre-application discussions in progress. Anticipated that NuPlace would purchase the site from HCA, full planning application to be submitted in Spring 2017 (March). Assume 4 months to determine FP app (July 2017). Assumed that a builder could be on site Q1 2018/19 following approval of FP application and discharge of conditions and agreement of any relevant s106, which considered to be a conservative estimate.		40 units
TBC	North of Priorslee Roundabout, St.Georges (H12 in Local Plan)	70	0	Y	Y		,	, -py = v //					See notes	,						0	0	0	0	0	Site owned by HCA but now in control of TWC, to be sold under Telford Land Deal. As part of the de-risking of the site, relevant survey work will be undertaken prior to marketing of the site. Anticipated target date for sale during 2019/20, with capital receipt in by April 2020. Assuming an OP/RM application process would push the site beyond the current five year period (2016/21). However, if the site is brought forward a similar time to the Holyhead Road, St Georges site (as FP), then this could accelerate the delivery process given the delivery model and the amount of up-front technical work to be undertaken. At this time, assume site is less likely to deliver new homes by 2021 but will be in the development pipeline to some degree.		40 units
TBC	Former Blessed Robert Johnson School, Whitchurch Drive (H14 in Local Plan) Sub-total	50	50 333	Y	Y	3 months	N	Spring 2017	Q2 2017/18	Q3 2017/18	n/a	n/a	n/a	n/a	n/a	n/a	6 months	Q2 2018/19	6 months	0	0 20	10 63	40 110	0	Site owned by HCA but now in control of TWC, to be sold under Telford Land Deal, to deliver homes in the short-term as part of the TWC NuPlace initiative. Pre-application discussions in progress. Anticipated that NuPlace would purchase the site from HCA, full planning application to be submitted in Spring 2017 (March). Assume 4 months to determine FP app (July 2017). Assumed that a builder could be on site Q2 2018/19 following approval of FP application and discharge of conditions, which considered to be a conservative estimate.	TBC	40 units

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Appendix 6 Telford & Wrekin Housing Land Supply - deliverable sites (April 2016-2021)

6	Other deliverable sites at April 2016			1	1		1	1	1		1	1		1	1	I	1	1			1
PlanAppRef	Site Address	Total left	5 year delivery	Intention to sell/build?	Land to be sold?	Estimated timescale for sale	RM submitted?	RM expected?	TWC consider RM (mths)	TWC RM determn date	Est. time for discharge of conditions	Est. commencement	Lead-in from start to first dwlg	Est. delivery 2016/17	2017/18	2018/19	2019/20	2020/21	TWC Comments (updated Jan 2017)	House-Builder	Build - Out Rate pa per outlet
W2008/0108	Orleton Lane, Wellington, Telford	171	89	Y			Ser	e notes			6 months	Q2 2018/19	9 months	0	0	9	40		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. New full planning application now submitted (TWC/2016/0860), validated 19th September 2016. Assume RM will be taken to Planning Committee within next 6 months (Q2 2017/18). Assuming a new s106 will need to be agreed, this will extend by another 6 months (Q4 2017/18). Following issue of consent, and with all conditions having been discharged, assume commencement on site Q2 2018/19.	Lovell	40 units
W2009/1015	Church Farm, Preston upon the Weald Moors, Telford	20	20	Y	Z	n/a		s	see notes		3 months	Q1 2017/18	9 months	0	4	12	4		This full 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. Development likely to begin during the 2017/18 period.	Amber Residential Properties Ltd	I 12 units
W2015/0146	Wesley House, 4 Station Road, St Georges, Telford Sub-total	10 195	10 119	Y	Y			s	see notes		3 months	Q4 2017/18	9 months	0	0	5 26	5 49		This full planning application was extant at April 2016, having been granted consent 17th April 2015. 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 went to auction. Includes demolition of existing buildings. The agent confirmed on 16th December 2016 that the site had been sold but the intention remains to develop the site as planned. Assumed that developer will be on site within next 12 months (Q3 2017/18)	TBC	12 units

National Build

Regional Bul

endix 7 TWC delivery ra	ites analysis		-	204	2(254				<u> </u>	-			<u> </u>				<u> </u>	-							+
					2(2nd lf)/13		2013	3/2014			2014	/2015			2015	/2016				Delivery	each year	T			
			T	N	hs to 31st ⁄/ar	1st Ap 30th	r -up to Sept	1st Oc 31st	ct-up to t Mar		r -up to Sept	1st Oc 31st		1st Apr 30th			ct-up to Mar								r
			Total No. of Units															Total in	2012 (2nd				Delivery,	Average build rate per year, per builder, from	
	Site	Developer	proposed	Α	В	Α	В	Α	В	Α	В	Α	В	Α	В	Α	В	period	half)-2013	2013-14	2014-15	2015-16	in Yrs	first completion until las	st
National																									4
Strategic Sites																									4
TWC/2011/0500	The Croppings, Lightmoor Village	Keepmoat Homes	105	0	0	15	6	20	9	15	6	14	7	9	4	0	0	105	0	50	42	13	2.5	42	4
C/2011/0488 & TWC2013/700	Phases 3 & 4. Lawley Village	LVDG	438	48	6	37	0	46	10	65	13	64	31	45	3	30	0	398	54	93	173	78	3.5	38	
TWC/2012/0419	Phase 6, Lawley Village	LVDG	388	0	0	0	0	70	13	38	0	36	4	55	14	50	14	294	0	83	78	133	2.5	39	\top
TWC/2013/0096	Phase 3, TMC	Taylor Wimpey	375	0	0	0	0	0	0	23	14	17	22	26	0	7	0	109	0	0	76	33	2	55	\forall
Other Sites																									7
W2009/0051	Park Lane, Woodside	Bellway Homes	181	0	0	5	0	6	18	18	0	22	0	30	0	23	0	122	0	29	40	53	3	41	7
TWC/2010/0200	Sommerfeld Road, Trench Lock	Redrow Homes	234	30	0	16	10	12	22	16	4	16	0	17	0	24	0	167	30	60	36	41	3.5	48	\top
TWC/2012/0211	Maynards Croft, Newport	Taylor Wimpey	34	0	0	1	0	9	2	10	10	2	0	0	0	0	0	34	0	12	22	0	2	17	7
TWC/2012/0587	Redhill Claypit, St.Georges	Taylor Wimpey	108	0	0	10	0	16	4	24	6	17	0	15	0	16	0	108	0	30	47	31	3	36	T
TWC/2013/0720	Sommerfeld Road, Telford	Bovis Homes	125	0	0	0	0	0	0	3	0	27	0	22	0	22	0	74	0	0	30	44	2	37	\dagger
TWC/2013/0928	Wellington Road, Newport (Phase 1)	Persimmon Homes	61	0	0	0	0	0	0	0	0	20	0	22	17	0	0	59	0	0	20	39	1	59	\forall
TWC/2013/1003	Hadley Park West, Leegomery	Redrow Homes	149	0	0	0	0	0	0	0	0	16	0	17	5	20	10	68	0	0	16	52	1.5	45	\exists
TWC/2014/0796	Hadley Park West, Leegomery	Redrow Homes	56	0	0	0	0	0	0	0	0	0	0	20	0	20	0	40	0	0	0	40	1	40	\dashv
TWC/2014/0258	Brick Kiln Bank, Lightmoor	Galliford Try	72	0	0	0	0	0	0	0	0	0	0	10	9	13	10	42	0	0	0	42	1	42	\dashv
TWC/2014/0401	Edgmond Road, Newport	Bovis Homes	85	0	0	0	0	0	0	0	0	0	0	10	5	14	6	35	0	0	0	35	1	35	T
TWC/2014/0437	Wellington Road, Newport (Phase 2)	Charles Church	33	0	0	0	0	0	0	0	0	0	0	12	0	15	0	27	0	0	0	27	1	27	T
TWC/2015/0332	Wellington Rd, Newport (Phase 3A)	Persimmon Homes	21	0	0	0	0	0	0	0	0	0	0	0	0	17	4	21	0	0	0	21	0.5	42	T
																								40	T
Regional																									T
TWC/2012/0103	Grooms Alley, Wellington	Lioncourt Homes	40	0	0	0	0	19	2	13	2	4	0	0	0	0	0	40	0	21	19	0	1.5	27	T
TWC/2012/0886	Hadley Park Road, Hadley	Lioncourt Homes	14	0	0	0	0	0	0	7	0	7	0	0	0	0	0	14	0	0	14	0	1	14	T
TWC/2013/0997	Lawton Farm Way, Leegomery	Lioncourt Homes	27	0	0	0	0	0	0	0	0	4	0	19	0	4	0	27	0	0	4	23	1.5	18	T
TWC/2014/0221	Sommerfeld Road, Hadley	Lioncourt Homes	60	0	0	0	0	0	0	0	0	0	0	5	0	13	0	18	0	0	0	18	1	18	T
TWC/2012/0408	Marshbrook Way, Muxton	Bromford	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	12	0	12	0	0	1	12	T
TWC/2013/0292	St.Matthews Road, Donnington	Bromford	26	0	0	0	0	0	0	0	14	0	12	0	0	0	0	26	0	0	26	0	1	26	T
TWC/2014/0289	Park Lane, Woodside	Bromford	14	0	0	0	0	0	0	0	0	0	0	0	14	0	0	14	0	0	0	14	1	14	
TWC/2014/0526	Snedshill Way, St.Georges	Bromford	45	0	0	0	0	0	0	0	0	0	0	0	0	0	28	28	0	0	0	28	1	28	٦
																								20	
Local																									T
W2010/0011	Watkins Nursery, Apley	Shropshire Homes	21	11	1	9	0	0	0	0	0	0	0	0	0	0	0	21	12	9	0	0	1	21	T
TWC/2011/0334	Audley Road, Newport	Shropshire Homes	61	0	0	0	0	14	0	16	1	14	4	8	4	0	0	61	0	14	35	12	2	31	٦
TWC/2012/0139	Old Farm Lane, Lilleshall	Shropshire Homes	21	0	0	0	0	0	0	10	6	4	0	1	0	0	0	21	0	0	20	1	1.5	14	T
TWC/2010/0458	62 Wrekin Road, Wellington	Days New Homes	14	0	0	0	0	0	0	0	0	14	0	0	0	0	0	14	0	0	14	0	1	14	٦
TWC/2011/0017	Prince Edward Crescent, Malinslee	Wrekin Housing Trust	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12	0	0	0	1	12	٦
TWC/2011/0397	Park Lane, Woodside	Wrekin Housing Trust	21	0	21	0	0	0	0	0	0	0	0	0	0	0	0	21	21	0	0	0	1	21	↿
TWC/2013/0422	Churchill Drive, Ketley	Wrekin Housing Trust	14	0	0	0	0	0	0	0	0	0	0	0	14	0	0	14	0	0	0	14	1	14	
TWC/2013/0499	34-42 High Mount, Donnington	Wrekin Housing Trust	16	0	0	0	0	0	0	0	0	0	16	0	0	0	0	16	0	0	16	0	1	16	↿
TWC/2013/0667	Coronation Crescent, Madeley	Wrekin Housing Trust	11	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	0	0	11	1	11	↿
TWC/2013/0801	Beaconsfield/Burford, Brookside	Wrekin Housing Trust	18	0	0	0	0	0	0	0	0	0	0	0	18	0	0	18	0	0	0	18	1	18	_]
TWC/2013/0995	Maddocks Sports & Social Club	Wrekin Housing Trust	38	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	0	0	0	18	1	18	↿
TWC/2014/0010	Chillcott Drive, Madeley	Wrekin Housing Trust	44	0	0	0	0	0	0	0	0	0	0	0	0	0	44	44	0	0	0	44	1	44	_]
TWC/2014/0444	Eyton Place, Dawley	Wrekin Housing Trust	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	0	0	0	13	1	13	
TWC/2014/0467	Haughmond Court, Dothill	Wrekin Housing Trust	19	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19	0	0	0	19	1	19	
TWC/2014/0794	Charles St/Talbot Road, Trench	Wrekin Housing Trust	22	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	0	0	0	22	1	22	$oxed{\int}$
TWC/2014/0905	Glebelands/Common, Donnington	Wrekin Housing Trust	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	20	1	20	$oxed{\int}$
																								19	$oxed{\int}$
		Definitions																							_[
Key	National	House-Builders in the top	25 by turnover															Totals						1166	
	Regional	House-Builders who opera	ate across the	West Mic	llands are	a																			
	Local	House-Builders who opera	ate across the l	Marches	LEP area																				
	1	Private	1										I				l				1	1			Γ
	A	Tilvate			_																	1			+

Appendix 8 List	of sites removed from the deliverable supply (as at January 2017)
PlanAppRef	Site Address
W2011/1102	Beech Road, Ironbridge
W2016/0096 &	
W2016/0097	Land north east of Wyevale Garden Centre, off New Trench Road, Donnington (H1 in Local Plan)
TBC	North of Priorslee Roundabout, St.Georges (H12 in Local Plan)