

Appendix 1 Telford & Wrekin Housing Land Supply - deliverable sites (April 2016-2021)																											
1	Major Sites under construction at 1st April 2016					FP/OP			RM			Overall timescale (in months)					Total time (m)										
PlanAppRef	Site Address	Total left	5 year delivery	Under Construction at 01/04/16	FP or OP/RM	Validation	Committee	Decision	Validation	Committee	Decision	Validation to Committee for OP/FP app	Time req'd to sign-off s106	TWC consider & determine app	OPP to RM subm	TWC consider RM	Total time (m)	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	
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	
W2011/0488	Phases 3 & 4 Lawley Village, Lawley	6	6	0	OP/RM	18/08/2004	06/10/2004	21/10/2005	07/06/2011	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	Barratts/Persimmon/Taylor W	Already on site	120 units	
W2015/0518	Phase 3, Wellington Road, Newport	24	24	24	OP/RM	30/09/2011	01/08/2012	08/01/2013	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	Persimmon Homes	Already on site	40 units	
W2010/0259	Rough Park House, Woodside Ave, Woodside	23	23	13	FP	15/06/2010	05/01/2011	13/08/2013				6.7	31.3			0	38	23	0	0	0	0	Local house builder on site (under TWC/2014/0323)	Gyan Ghuman	Already on site	12 units	
W2014/0437	Phase 2, Wellington Road, Newport	6	6	5	OP/RM	30/09/2011	01/08/2012	08/01/2013	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	
W2013/0928	Phase 1, Wellington Road, Newport	2	2	0	OP/RM	30/09/2011	01/08/2012	08/01/2013	02/12/2013		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	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	National house builder on site with 25% affordable housing known as Phase 2 (approval for a total of 192 dwellings)	David Wilson Homes	Already on site	50 units	
W2011/0769	Homelands Caravan Park, Mossey Green, Telford	9	9	1	FP	05/09/2011	24/07/2013	30/07/2013				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	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	National house builder on site with 25% affordable 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	
W2014/0221	Sommerfeld Rd, Hadley	42	42	25	OP/RM	31/07/2013	06/02/2013	21/08/2013	14/03/2014		11/06/2014	-5.8	6.4		6.7	2.9	10.4	36	6	0	0	0	Regional house builder on site	Lioncourt Homes	Already on site	20 units	
W2013/0995	Church Street, Oakengates	20	20	20	FP	06/12/2013	19/03/2014	26/09/2014				3.4	6.3			0	9.7	20	0	0	0	0	Housing Association on site	Wrekin Housing Trust	Already on site	20 units	
W2011/1037	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 units	
W2014/0656	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	
W2015/0143	Charlton Street, Wellington	31	31	31	FP	19/02/2015		23/06/2015						4.1		0	4.1	20	11	0	0	0	Housing Association on site	Wrekin Housing Trust	Already on site	20 units	
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	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	National house builder & Housing Association on 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	
W2014/0526	St.Georges Bypass, St.Georges	17	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	
W2013/0096	Telford Millennium Community Phases 3,4 & 5 Ketley	266	266	50	FP	23/07/2013	24/07/2013	15/10/2013				0	2.7			0	2.7	60	60	60	60	26	National house builder on site with 2 outlets 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	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	Housing Association on site (supercedes previous 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	
Average 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 the Lawley and Lightmoor Village developments for the purpose of average calculations															

Appendix 2 Telford & Wrekin Housing Land Supply - deliverable sites (April 2016-2021)

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National Builder
Regional Builder
Local Builder

Appendix 3 Telford & Wrekin Housing Land Supply - deliverable sites (April 2016-2021)																					
3	Major Sites with Outline Planning n/s at 1st April 2016																				
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 determin 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
W2002/0392	Land at Lightmoor Village, Telford	320	87	Y	Y	By April 2017	N	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	see notes							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.	TBC	12 units	
W2011/0541	Land off, Peregrine Way, Apley	100	100	Y	Y		18/09/2015	n/a	4 months	Q4 2016/17	6 months	Q2 2017/18	6 months	0	0	40	40	20	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 spring 2017.	Kier Homes	40 units
W2011/0821	Land north, east and south of Aston Grove, off Wellington Road, Newport	145	136	Y	N	n/a	22/01/2016	n/a	3 months	22/04/2016		now	3 months	0	12	24	50	50	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 discharged.	Persimmon Homes	50 units
W2011/0949	Gladstone House, Hadley Local Centre, Hadley	25	25	Y	N	N	See notes				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 outline 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.	TBC	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 principle is agreed. The site is being brought 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	40 units

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 discharge 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
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	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 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 s106 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
W2016/1124	Caravan and Camping Centre, Stadium Way, 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 27th 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 dwellings by 2021.	TBC	20 units
W2013/0592	Hinkshay Road, Dawley (Former Eveready 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	Y	Y	to be sold subj to new OP approval	see notes				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
W2013/0777	Moorfield Lane, Church Aston	5	5	see notes										0	0	5	0	0	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 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

[illegible]

Appendix 4 Telford & Wrekin Housing Land Supply - deliverable sites (April 2016-2021)

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Appendix 5 Telford & Wrekin Housing Land Supply - deliverable sites (April 2016-2021)

5		Major Sites with Housing Allocations at 1st April 2016																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Appendix 6 Telford & Wrekin Housing Land Supply - deliverable sites (April 2016-2021)

6	Other deliverable sites at April 2016																				
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 determ n 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			See notes				6 months	Q2 2018/19	9 months	0	0	9	40	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	N	n/a	see notes				3 months	Q1 2017/18	9 months	0	4	12	4	0	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	12 units
W2015/0146	Wesley House, 4 Station Road, St Georges, Telford	10	10	Y	Y		see notes				3 months	Q4 2017/18	9 months	0	0	5	5	0	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
	Sub-total	195	119											0	4	26	49	40			

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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)