

Shaping Places  
Local Plan  
2011-2031

# Proposed Housing and Employment Sites



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# 1 Executive Summary

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## 1 Executive Summary

This document presents a range of sites for housing and employment development as part of our consultation for our Shaping Places Local Plan 2011 - 2031. It is based on the Strategy & Options (2013) document and the consultation responses received.

The overriding aim of the emerging Local Plan: Shaping Places is to strengthen the identity of Telford as a "green town" and establish the borough as a place characterised by extensive areas of open land and prominent landscape features. The Plan will also actively promote a town that was originally designed for and remains focused on providing residents and visitors alike with good housing and a healthy living environment set within a network of accessible open spaces. Building on current rates of delivery which currently put Telford in the top three cities for increasing the supply of housing and private sector jobs, the borough will become a strong sustainable community.

The allocation of sites helps to guide and manage development to maintain a high quality living and working environment to help realise the borough's potential to deliver new jobs and homes. Allocating sites also allows for the effective planning of infrastructure and provides certainty to investors, landowners and the community on the requirement for and location of sites.

The housing and employment sites listed in this document are those that we have identified as having the greatest potential to meet the borough's development needs in the most sustainable way. They promote a balance between urban and rural development and support an arc of employment around the east of Telford to take advantage of the town's accessibility to national transport networks. They also include land acquired for development by the Telford Development Corporation. Most of this land is made up of previously used brownfield land that has been prepared for redevelopment.

We propose a Plan target of approximately 20,000 homes over the 20 year Plan period. With 11,885 homes already committed through existing planning permissions, resolution to permit or in an adopted development plan, we need around 8,115 new homes to deliver the target. The need for around 8,115 new homes means that we can be confident in balancing the need for development while at the same time protecting the network of interconnected green open spaces and therefore maintain a town with significantly more green space than other UK towns.

The proposed sites in this document total 9,986 homes 23% more than the 8,115 new homes needed to deliver the target. This is to allow for discussions on site suitability during the consultation process and therefore help maintain some flexibility over the choice of sites taken forward to the draft plan stage. Following consultation, the sites will be refined to take into account comments received as well as more recent projections released by the Office for National Statistics.

It is important that the housing and employment growth targets support each other. Whilst a target has yet to be considered for the quantity of employment land for allocation, the borough has over 600 acres of land available for employment development. The proposed employment sites will support housing growth.

Consultation on the sites runs from 9am on Tuesday 6th May 2014 to 5pm on Tuesday 17th June 2014. Comments received will help us to prepare a plan that addresses local needs and priorities and all comments will help inform the next stage of site allocations and the associated local plan.



## 2 Introduction

### 2 Introduction

**2.1** This document proposes a range of sites for public consultation based on the strategic context established by the Strategy & Options document and the key principles set out in this document.

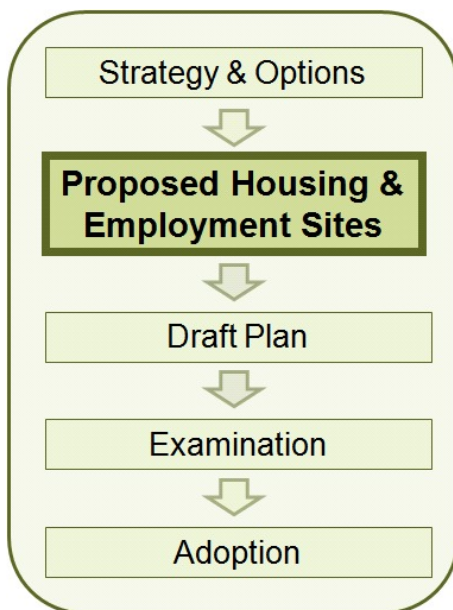
**2.2** The sites support growth in both the urban and rural areas to deliver sustainable communities and provide new homes and jobs within the borough's strong green setting.

**2.3** We suggest a plan target of approximately 20,000 new homes. With 11,885 homes committed as a result of planning permissions, we need around 8,115 new homes to deliver the target.

**2.4** The Plan target is lower than the 26,500 proposed during the Strategy & Options consultation. This approach protects our unique selling point of our green spaces whilst suggesting managed sustainable growth.

#### Shaping Places update

Figure 2.1



**2.5** We are producing a new Local Plan, 'Shaping Places,' which will replace the existing Core Strategy (2007) and policies saved from the Wrekin Local Plan (2000). As set out in the Local Development Scheme

(2013), the new Plan is scheduled for adoption in early 2016 and will run to 2031. Our process for producing a new Local Plan is summarised in the key stages illustrated in figure 2.1.

**2.6** Between June and July 2013 we consulted on the Strategy & Options document. This was a non-statutory document that provided an opportunity for comment and to influence a range of options for the proposed scale and location of development within the borough. The comments received can be viewed at [www.telford.gov.uk/shapingplaces](http://www.telford.gov.uk/shapingplaces). We have considered the comments and used them to inform the development of the Local Plan, particularly the next stage of the work, site allocations.

Picture 2.1 Southwater, Telford



#### Site allocations

**2.7** An overriding aim of the Local Plan will be to strengthen and protect the identity of Telford as a "green town". This will be achieved at the same time as the borough leading the way in delivering housing and economic growth in the Midlands. 800 new homes have been delivered between 2011-2012 and the borough has been ranked by the National Building Group and Building Magazine as being in the top 10% of local authorities who provide a positive economic and planning environment for investment. Telford is in the top three places for increasing the supply of new housing stock and the creation of private sector jobs nationally ('Cities Outlook 2014').

## 2 Introduction

2

**2.8** In producing a new Local Plan we can build on this success and actively promote a town that was originally designed for, and remains focused on providing residents and visitors alike with good housing and a healthy living environment set within a network of accessible green open spaces. Excellent connections with the business park i54 and plentiful 'ready to go' commercial land make Telford an obvious place for business investment and job creation. Together with the strong commitment to delivering sustainable housing growth, the borough will become a strong, sustainable community built on economic prosperity within a protected green setting so as to balance growth with protection of our unique offer.

**Picture 2.2 Innovation Centre, Priorslee, Telford**



**2.9** An important component of the Local Plan is site allocations. The National Planning Policy Framework (NPPF) (2012) requires us to identify deliverable and developable sites for the Plan period (2011-2031). By identifying housing and employment sites for development we can be proactive in managing development, addressing priorities around the economy and housing and ensuring we maintain an attractive quality environment. We are determined to continue to provide space for nature, sport and leisure in which economic, social and environmental benefits can be delivered for all. Allocating sites will also assist investors by providing certainty and clarity regarding planning issues and help promote and develop investment opportunities for our town.

**Picture 2.3 Telford Town Centre**



### Purpose of the document

**2.10** We are seeking your views on a list of housing and employment sites that have been identified as having the greatest potential to meet the borough's future development needs in the most sustainable way.

**2.11** Consultation on this document signals the beginning of our site allocation process. We encourage you to comment and submit your views as these will inform the next stage of the site allocations work and the associated Local Plan.

**2.12** Section 3 explains the work in progress to identify levels for housing and employment growth for the Plan period (2011-2031) based on the borough's housing and economic needs. Since the Strategy & Options consultation in 2013, which presented a range of housing growth options, we have considered the comments received and are proposing a housing target of circa 20,000 homes which includes 11,885 planning consents already secured though the target figure will be refined, drawing on further evidence and the outcome of this consultation.



## 2 Introduction

**Picture 2.4 Ironbridge, Telford**



**2.13** Sections 4, 5 and 6 are the focus of this consultation. The methods used to identify housing and employment sites are summarised along with a list of sites. These are grouped according to Parish/Town Council area for ease of reference.

### How to comment

**2.14** We welcome comments on as many of the sites as possible through the Telford & Wrekin Council Consultation Planning Portal which can be accessed via <http://www.telford.gov.uk/shapingplaces>



**2.15** Please view the document and complete the questionnaire in the following ways:



**Online at:**

<http://www.telford.gov.uk/shapingplaces>

You can join us on Facebook at [www.facebook.com/TelfordWrekin](http://www.facebook.com/TelfordWrekin) and on Twitter at [www.twitter.com/TelfordWrekin](http://www.twitter.com/TelfordWrekin)



**In person** at the following locations:

**Your local library:** find yours at <http://www.telford.gov.uk/libraries>

### Business & Planning First Point

**Telford:** Telford & Wrekin Council, Wellington Civic Offices, Larkin Way, Tan Bank, Wellington, Telford, TF1 1LX during weekdays 8:30am to 5:30pm

**First Point Telford:** Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT during weekdays 8:30am to 5:30pm



**By post:** Environment & Planning Policy Team, Business & Development Planning, Telford & Wrekin Council, PO Box 457, Telford, TF2 2FH



**Contact us by telephone:** (01952) 384241



**Public drop in sessions:** Town / Parish Councils are invited to hold drop in sessions with support from Telford & Wrekin Council for you to view potential sites for future development and express your views. Look out for posters in your area or visit <http://www.telford.gov.uk/shapingplaces> to find out when and where your local event is taking place.

**2.16** The deadline for comments is 5pm Tuesday 17th June 2014.

**Picture 2.5 Recent development at Lawley, Telford**





# 3 Growth Strategy

3

## 3 Growth Strategy

**3.1** Landscape and green space has always been at the heart of the vision for Telford New Town and the emerging local plan reinforces that vision. The green spaces and natural features not only complement development, they provide a structural context for the homes, employment areas and retail centres that support our community.

**3.2** The description of Telford as the 'Forest City' was first established by the Telford Development Corporation and subsequently adopted by us. Today the green spaces and natural features provide a landscape context which development can fit into.

**3.3** An overriding aim of the emerging Local Plan is to strengthen the identity of Telford as a "green town" and establish the borough as a place characterised by extensive areas of open land and prominent landscape features. The strong presence of open spaces gives Telford a particularly green appearance which is the envy of many. The Plan will protect and enhance areas of important green space to ensure that Telford is an attractive place in which to live, work and invest.

**3.4** Accessible by road and rail to all parts of the country and one of the few boroughs to benefit from inner motorway connections, Telford & Wrekin is a good place for investment. We are committed to promoting economic prosperity within the borough and to delivering cohesive, healthy and prosperous communities.

**3.5** Set within a strong network of green open spaces and environmental features we will strengthen the role of the established town centres, meeting local aspirations and providing a unique offer to visitors.

**3.6** The Plan will facilitate the borough's potential to deliver thousands of new jobs. Focused on the strategic employment areas in the borough we will build on the borough's strengths in advanced manufacturing including automotive, aerospace and defence, plastics,

engineering and business and financial services and the attraction to industry of its large supply of serviced commercial land. Across the borough we will provide opportunities in sustainable locations and grow and increase the competitiveness of our small and medium sized businesses. We will provide opportunities for new enterprises and existing businesses to expand and ensure accessible job opportunities for our growing workforce.

**3.7** Housing is central to economic success. We are committed to providing a sufficient quantity and range of good quality homes within an environment that facilitates social interaction and healthy, inclusive sustainable communities.

**3.8** This ambition for the borough, together with the borough's track record of delivery rates ensure we are well placed to achieve our current priorities regarding the economy and housing together with the Plan's vision:

*'By 2031 Telford & Wrekin will have grown to serve a population of over 200,000. Development will realise the borough as an outstanding destination for living, working and visiting that its residents are proud of and combines the best of town and countryside.'* (Strategy & Options 2013)

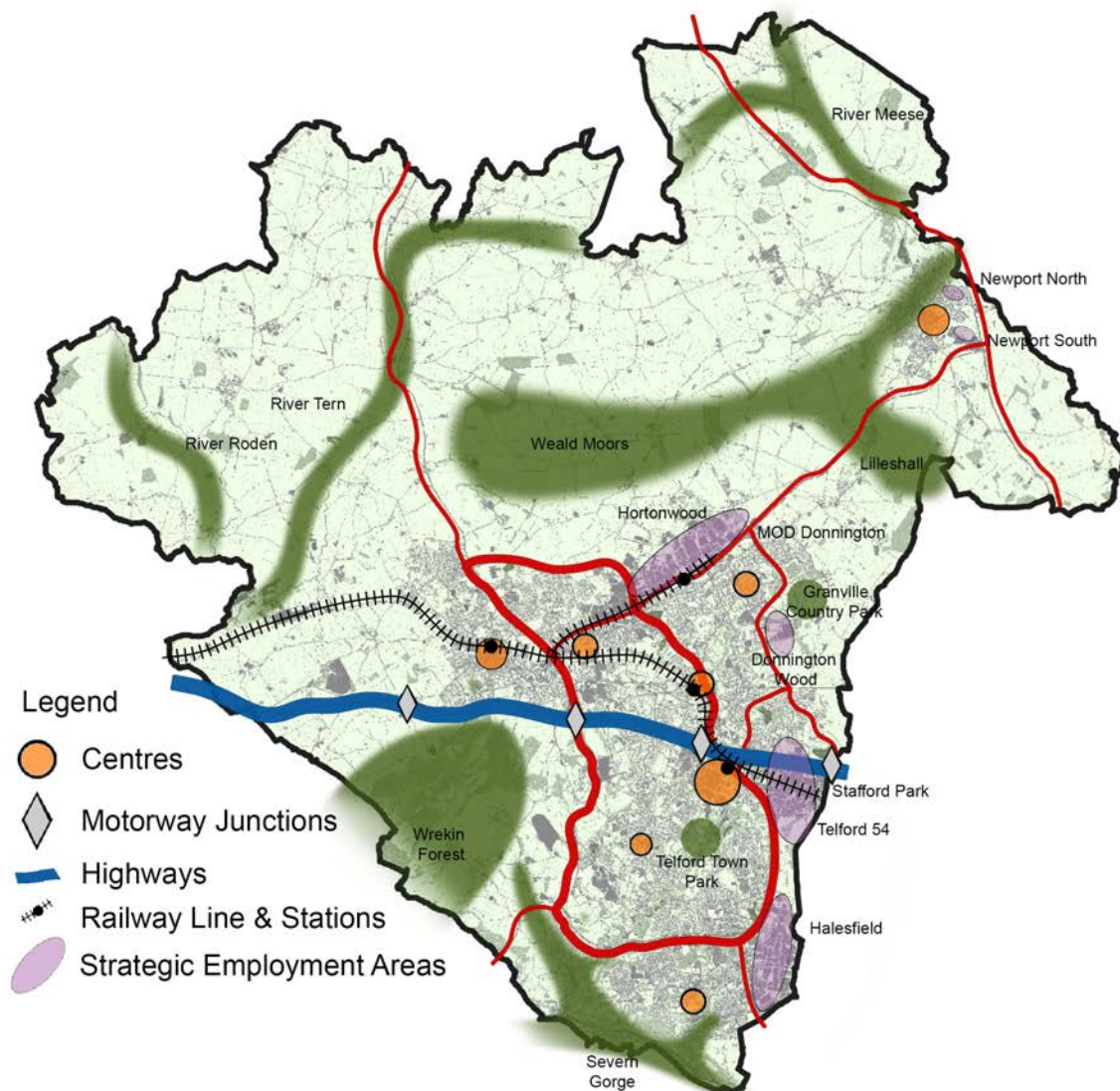
**3.9** To deliver this vision, the Plan is based on a number of key principles summarised in figure 3.1 and listed below which have informed the sites identified in this document and will underpin the draft plan:

- To protect the network of interconnected green open spaces and woodland to secure the social, economic and environmental benefits we gain from green spaces such as health, attractive environment, rich wildlife habitats and resilience to surface water flooding
- To promote growth that offers the best of urban and rural living by providing new homes and employment within the strong and resilient green setting

### 3 Growth Strategy

- To seek to support the prosperity of existing centres through development, recognising the services and facilities they provide
  - To support an arc of employment around the east of Telford to take advantage of the connections to the national motorway and rail system and the West Midlands conurbation
  - To address and target issues of social, economic and environmental deprivation
- through community employment initiatives, environmental interventions and improved housing
- To respond to the availability of land acquired for development by the Telford Development Corporation, mostly brownfield sites which are prepared for redevelopment.
  - To take advantage of established and existing infrastructure, including schools and colleges that support learning, skills and leisure

**Figure 3.1 Concept map**



## 3 Growth Strategy

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**3.10** This approach to development accords with the National Planning Policy Framework (NPPF) which promotes increasing the supply of housing and ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.

### Scale of growth

**3.11** We suggest a Plan target of circa 20,000 new homes, which includes 11,885 homes on sites with planning consent, resolution to permit or sites identified in an adopted development plan. This is based on an assessment of need and early consideration of our growth agenda for the 20 year plan period.

**Picture 3.1 Recent development in Horsehay, Telford**



**3.12** There is an upward trend in development; since 2011 the number of new homes completed in the borough has continued to grow with over 800 projected for 2013/14 and 1,000 projected for 2014/15. Employment opportunities have similarly continued to rise over the same period. The recent report *Cities Outlook 2014* (Centre for Cities) places Telford in the top three places nationally for increasing the supply of new housing stock and the creation of private sector jobs.

**3.13** Identifying a development target helps deliver the vision and objectives of the Plan and importantly continue the borough's success in attracting investment.

**3.14** This section focuses on work we are undertaking to identify a locally-derived housing target. The final housing target will then provide the basis for preferred site allocations over the Plan period.

**3.15** The Strategy & Options document proposed three options for growth for the Plan period (2011-2031). The responses received in relation to the consultation were broadly supportive of growth. We were asked to support its approach with a robust and justified evidence base on housing and employment need and ensure that the economic implications of growth levels are fully appreciated. We were also asked to demonstrate the deliverability of the scale of development proposed over the 20 year Plan period and be sure to assess any potential impact of growth on the quality and quantity of green spaces. While supporting the overall objective of growth, responses from a wide range of stakeholders (including neighbouring local authorities, the development industry and local residents) suggested that a more realistic Plan target lay between options 2 and 3.

**3.16** The Plan must strike a balance between promoting the delivery of growth and investment in the borough and meeting local needs, including the need to ensure an attractive and green living environment for all.

**3.17** In response to this, and to the government's stated policy in the National Planning Policy Framework, we are undertaking further technical work. This will include application of the latest national population and household projections that will be published later this year by Office for National Statistics (ONS). The use of this updated information as a basis for the objectively assessed need will allow us to ensure that the Plan fully meets the need for new homes as required by government. This assessed housing need, together, with the economic needs, will support the housing and employment proposals in the new local plan between 2011 and 2031. The requirement to undertake this work is based on advice set



## 3 Growth Strategy

out in the Planning Practice Guidance (PPG), issued only recently by the Government (March 2014).

### Stage 1: Assessing future needs

**3.18** Recognising that further work will be undertaken prior to the draft Plan, we will therefore, at this stage, apply the findings of the recent update to the Strategic Housing Market Assessment (SHMA) as the basis for the level of housing needed over the Plan period, as summarised here. It also provides a basis for the likely number of new sites that will be required to support delivery of a Plan target. The recently completed SHMA is considered to be in line with national planning policy and good practice. In particular, the key drivers for the assessment are the 2010-based population and 2008-based household projections issued by the Office for National Statistics (ONS). These have been applied for a number of key reasons; firstly, they cover the entire Plan period up to 2031; and secondly, they are considered to be the most robust household projections available, compared to the interim (2011-based) household projections which are driven by the recent economic recession and which move away from established trends in household formation. The findings of the assessment identify a need for approximately 18,600 additional homes up to 2031. It is important to note that this figure is derived from trend-based analysis, which means that there is an assumption that recent past trends will carry on unchanged into the future. In addition, the figure takes into account existing housing need within the borough. As stated above, it must also be noted that whilst the most recent national projections covering the Plan period have been used to underpin the SHMA, more up-to-date projections are to be issued by ONS later in 2014. Some re-assessment of the housing needs will therefore be carried out to take into account these revised projections prior to issuing the draft Local Plan. The revised SHMA is available to view on the website as part of this consultation stage ([www.telford.gov.uk/shapingplaces](http://www.telford.gov.uk/shapingplaces))

**3.19** An assessment of economic development needs will consider factors such as sectoral and employment forecasts and projections, demographically derived assessments of future employment needs and an analysis of the past take-up of employment land. This aspect of the work is important as the housing and employment growth targets will need to support each other and not restrict measures to meet housing need or restrain labour supply unnecessarily.

**Picture 3.2 Leegomery Local Centre, Telford**



### Stage 2: Translating assessed needs into a Local Plan target

**3.20** In the run up to the draft plan a number of factors need to be taken into account when translating needs into a Plan target:

- recognising that Telford's infrastructure was designed to cater for a substantially larger population (over 200,000);
- the aim to balance growth in the borough to deliver priorities, new homes and employment within the strong green setting;
- the economic growth aspirations of the emerging Local Plan and the overall support for growth received through the Strategy & Options consultation;



## 3 Growth Strategy

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- the objective to increase delivery above past performance of completion rates seen over the longer term (approximately 700 dwellings each year on average between 1995 and 2013);
- the substantial supply of identified and serviced land and the scale of deliverability. The borough has over 600 acres of land available for employment development and has planning permission for 11,885 homes, supported by many national house builders who are committed to investment in the borough;
- the scale of affordable housing needs identified based on the most up to date evidence available;
- duty to cooperate as directed by government which requires us to consider the potential for supporting unmet housing and employment needs of neighbouring authorities;
- national planning policy objectives seeking to significantly boost housing supply;
- the impact of other factors that influence the calculation of a dwelling target, for example the number of vacant and second homes that exist.

**3.21** A growth target of circa 20,000 additional homes to be built over the Plan period (including existing consents, resolution to permit and sites identified in adopted development plans) is slightly higher than the assessed needs identified in paragraph 3.18. The various factors set out in paragraph 3.20 justify setting the Plan target above the assessed needs. This is in line with government planning policy objectives seeking to boost housing supply. Indeed, it would be inappropriate for us to adopt a Plan that merely delivers past trends.

**3.22** The target is lower than the 26,500 proposed at the Strategy & Options stage. Taking into consideration the comments received at this stage and subsequent evidential work, we believe that a target of circa 20,000 is more appropriate. Growth of this scale will balance the need for development while at the same time protecting the network of interconnected green open spaces.

**Picture 3.3 The Silkin Way footpath and cycle way in Telford & Wrekin**



## 4 Location of Development

### 4 Location of Development

**4.1** An important component of the Local Plan is effectively managing the location, type and amount of development delivered over the Plan period. This is supported by current government planning guidance which encourages local authorities to 'significantly boost housing supply' and promote positive growth (National Planning Policy Framework 2012). With regard to housing, local authorities are required to identify sites to satisfy both the provision of deliverable housing sites to meet a five year supply and to fulfil the remainder of the Plan period.

**4.2** With regards to economic development, paragraph 21 of the NPPF requires local planning authorities to 'set criteria, or identify strategic sites, for local and inward investment to match the (Local Plan) strategy and to meet anticipated needs over the Plan period.'

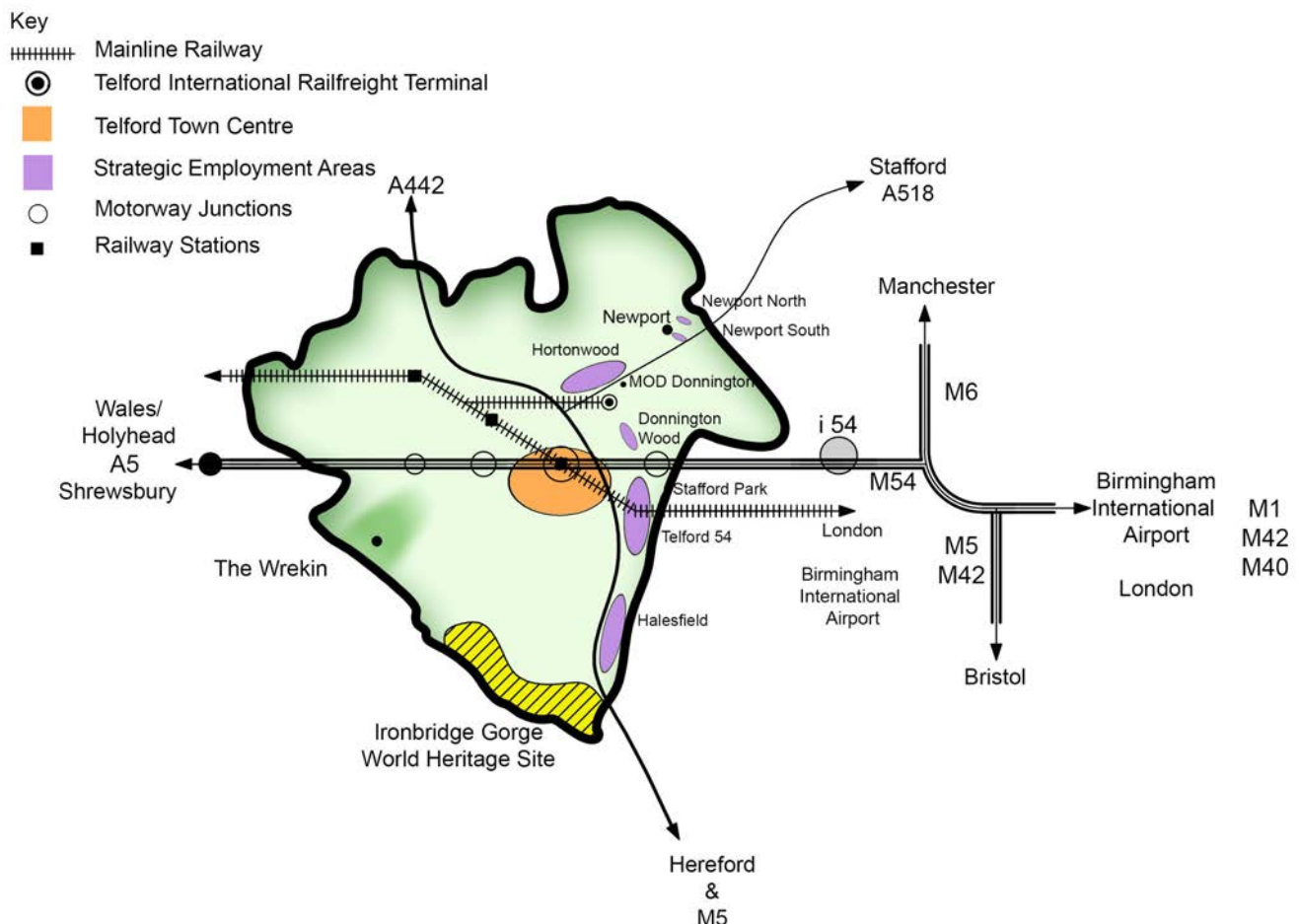
### Strategy & Options consultation

As presented at the Strategy & Options stage, the location of development will be guided by the strategic opportunities within the borough. As illustrated in figure 4.1, the borough is well connected.

Existing motorway and rail connections establish Telford as an important economic growth hub within the Midlands and a modern and uncongested road system provides people with fast and easy access to all areas of the borough and to all parts of the country.

During the Strategy & Options consultation we sought comments on our approach to the spatial distribution of development for housing and employment. Building on the strategic opportunities, three spatial distribution options for housing were proposed:

**Figure 4.1 Strategic connections**



## 4 Location of Development

- Option 1: Dispersed Development
- Option 2: Urban Concentration
- Option 3: Growth Hub

**Picture 4.1 Retail in Telford Town Centre**



**4.3** Broad support was given for Option 3: Growth Hub. This proposed a higher number of houses in the urban area, supported by development in the urban fringe and in the rural area.

**4.4** With regard to employment, the Strategy & Options consultation put forward a number of options for the location of economic development. Broad support was given to identifying specific sites and areas for employment development. In relation to Telford, comments suggested that a balanced approach was needed between directing employment development to areas of need, for example existing centres and areas where land supply is greatest - the existing industrial estates and employment parks. The comments relating to Newport suggested support for allocating additional employment land, provided that it was in the right location and had good transport access. With regard to the rural area most comments suggested directing larger scale employment developments to brownfield sites but allowing for smaller scale development throughout the area - for example through live/work units and the conversion of existing buildings.

### Identifying sites

Committed housing development

**4.5** 11,885 dwellings are committed as a result of sites that already have planning permission, resolution to permit or are identified in an adopted development plan such as the Central Telford Area Action Plan (CTAAP). For the purposes of this consultation this includes sites with a 'resolution to permit' i.e. where planning permission has been granted but as of February 2014 are awaiting completion of administrative issues (e.g. the signing of a legal agreement). The committed sites are shown on map 4.1. This map will be updated as sites receive planning permission. A larger version of map 4.1 is available in appendix 1. As these sites already have planning permission they have already been subject to an open consultation process and are therefore shown for information only. What is clear, however, is that in light of so many commitments around 8,115 homes need to be identified to deliver our suggested target of 20,000 dwellings.

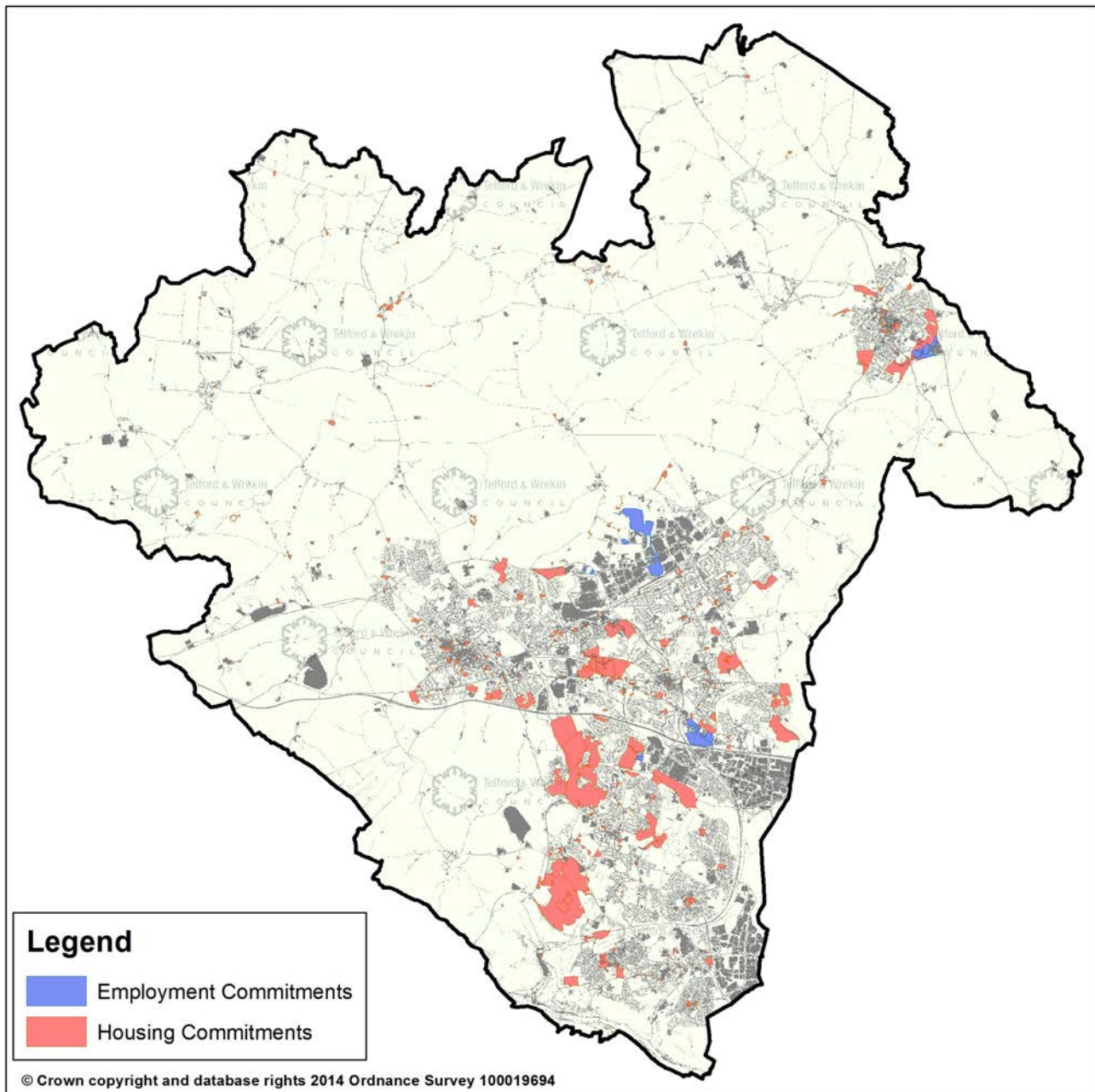
**Picture 4.2 Development in Newport**





## 4 Location of Development

**Map 4.1 Housing and Employment Commitments**



### Existing Allocations

**4.6** In addition to planning consents, there are those sites that are already allocated in an adopted statutory development plan, but which as yet have not been brought forward for development. The sites in question are identified in the Central Telford Area Action Plan (CTAAP), which was adopted in March 2011. For the purposes of this consultation it is proposed to roll forward the majority of the existing housing site allocations in CTAAP into the Local Plan. We consider that the

policies covering these sites are still valid in terms of their compatibility with the NPPF and the overall direction of change planned for in Telford as set out in CTAAP, which promotes the allocation of land to meet housing needs in sustainable locations to support the commercial development of the Town Centre. The CTAAP sites, therefore, have been included as part of the committed development shown on map 4.1 in Appendix 1.



## 4 Location of Development

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**4.7** The recent economic recession and resulting impacts on the wider housing market however, have brought into question the planned level of housing identified across the Town Centre Core Area within CTAAP. It is our intention, therefore, to review the scale of housing identified here as part of the broader site allocations process.

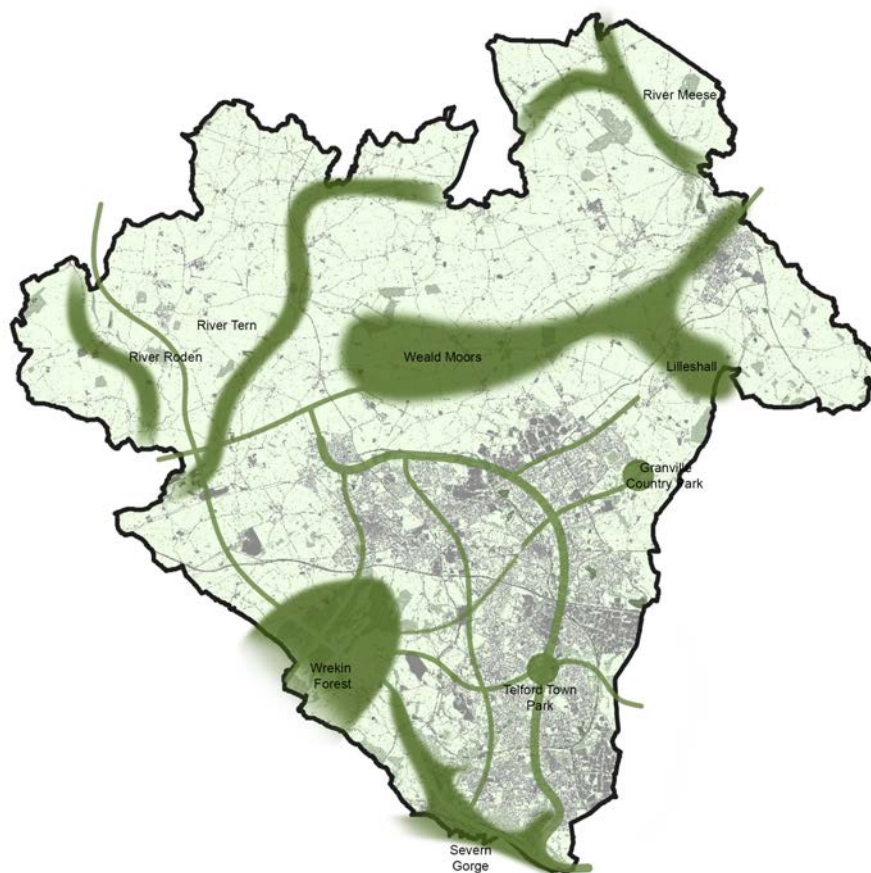
### Location of sites

**4.8** The location of development is informed by those sites that have the potential to meet the strategic aims of the Local Plan. Since the Strategy & Options consultation we have undertaken an assessment of the sites identified in the Strategic Housing Land Availability Assessment (SHLAA) (2012) and the Employment Land Review (Interim Report 2012 and updated to 2014) to assess

suitability for development and potential to be allocated within the Local Plan. The location of the sites draws on the strategic context established by the Strategy & Options document and the principles covered in section 3 of this document, balancing growth of the borough with the need to provide homes and jobs within the context of the strong green setting of the borough. The location of sites has been influenced by the location of existing green space which makes up over 90% of the borough and is higher than other UK towns.

**4.9** The green areas of the borough are complemented by a network of footpaths, cycleways and bridleways that includes the Silkin Way which together make up "green ways" that link all the principle areas of green open space.

**Figure 4.2 "Green Ways"**



## 4 Location of Development

**4.10** The "green ways" form part of a network of green spaces and natural features including a patchwork of local play spaces and informal green spaces including:

- Part of the Shropshire Hills Area of Outstanding Natural Beauty (AONB)
- 7 sites of Special Scientific Interest (SSSI)
- 5 Local Nature Reserves (LNR)
- 41 Local Wildlife Sites
- Telford Town Park
- Granville Country Park
- Wrekin Forest
- Local Parks
- Over 400 hectares of managed woodland
- Over 15 million trees in Telford giving tree cover of over 15% across the borough as a whole

**4.11** This natural environment is fundamental to well being, health and the economy and therefore we have been careful to avoid allocating sites on land of natural and recreational value.

**Picture 4.3 Telford Town Park Local Nature Reserve**



**Picture 4.4 View of the Wrekin & Ercall Site of Special Scientific Interest**



### Housing and employment sites

Appendix 3 summarises the proposed housing and employment sites identified. For the purposes of this document, where a site includes both housing and employment, it is referred to as mixed use.

#### Housing sites

**4.12** The sites identified recognise the importance of focusing the majority of housing growth around towns and villages to support local services and facilities and to strengthen and regenerate local communities. They also recognise the importance of the green open spaces and the complementary nature of green space and built development to create a high quality living and working environment. With 11,885 dwellings already committed through planning permissions we can be confident that the majority of green space within the borough will remain unchanged as a result of development in the future.

**4.13** The sites respond to the substantial amount of land that is publicly owned - land that was acquired for development by the Telford Development Corporation and is now held by the Homes and Communities Agency (HCA). Most of this land is made up of previously brownfield land and was granted planning permission for development by the Development Corporation for housing and

## 4 Location of Development

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employment under Section 7.1 of the New Towns Act (1946). Planning permission granted under Section 7.1 is not time limited, however it is accepted that HCA land will be brought forward for development in the same way as land in private ownership, that is by seeking planning permission.

**4.14** The sites also recognise and respond to the development market's request to develop Sustainable Urban Extensions to help increase the choice for home buyers, developers and investors. The sites identified also allow for a level of growth in the rural area to help support a strong rural economy.

**4.15** While a definitive growth target will not be defined until later in the Plan's development, a target of circa 20,000 has been used to guide the number of housing sites identified at this stage.

**4.16** The proposed sites in this document total 9,986 homes, 23% more than the 8,115 new homes needed to deliver the target. This is to allow for discussions on site suitability during the consultation process and therefore help maintain some flexibility over the choice of sites taken forward to the draft plan stage. Following consultation, the sites will be refined to take into account comments received as well as more recent projections released by the Office for National Statistics.

### Employment sites

**4.17** The employment sites were identified using Telford & Wrekin's Employment Land Review (Interim Report 2012 and updated to 2014 to take into account planning consents and new site submissions) in addition to remaining site commitments and allocations identified in the Wrekin Local Plan and Central Telford Area Action Plan; vacant sites that were being marketed for employment development; and sites that have been submitted to us via the SHLAA call for sites in 2012. The sites have been assessed using criteria adapted from the previous Employment Land Reviews and in accordance with the Government's Employment Land Reviews Guidance Note (ODPM, 2004).

**4.18** No target has yet been set for the quantity of employment land to be considered for allocation. This will be considered alongside the amount of housing development proposed in the draft plan. Work is continuing to identify the need for employment development over the period to 2031. This complies with the government's national planning policy requirement for Council's to identify sites for local and inward investment and to meet anticipated needs over the Plan period.

**4.19** As shown on map 4.1 in Appendix 1, there are a number of sites already committed for employment use as they have planning permission and therefore help show commitment to inward investment.

**Picture 4.5 Employment use Stafford Park, Telford**





# 5 Housing Sites

## 5 Housing Sites

### Proposed housing sites

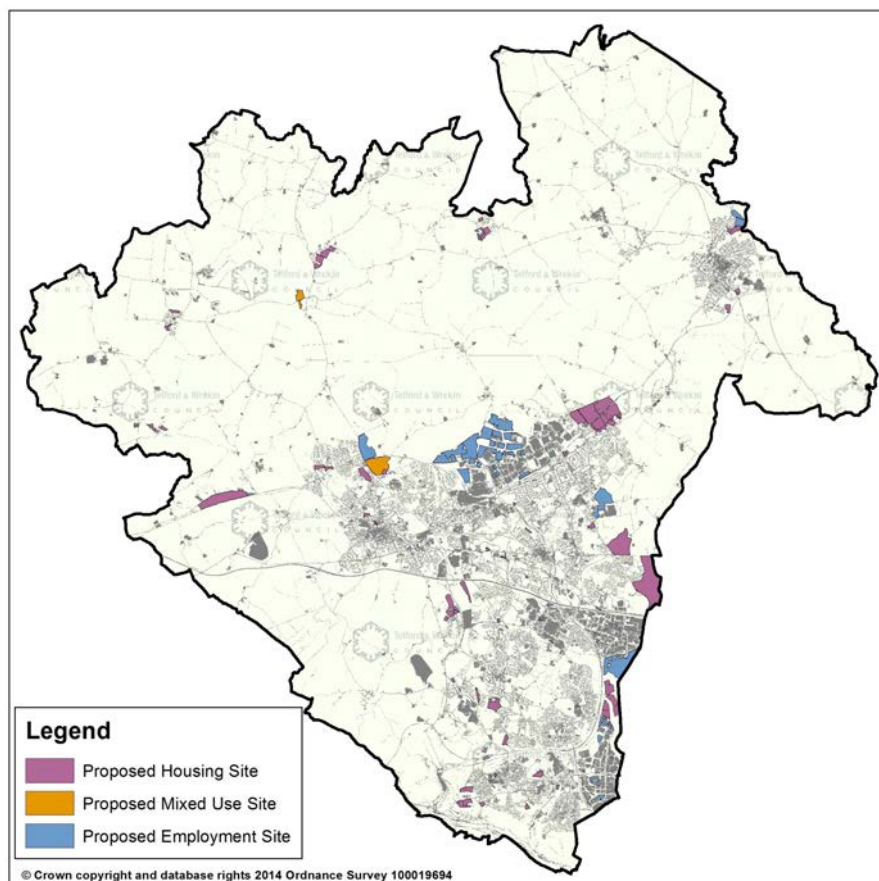
**5.1** Sites presented in this section and illustrated on the map below are the outcome of a methodical site assessment process and are considered to have the greatest potential to help meet the aims of the Local Plan and address the housing needs of the borough in the most sustainable way. A larger print of map 5.1 is available in Appendix 2. A supplementary document *Proposed Housing and Employment Site Selection* is available at [www.telford.gov.uk/shapingplaces](http://www.telford.gov.uk/shapingplaces).

**5.2** The housing sites have been grouped according to Parish or Town Council area for ease of reference. For each Parish or Town Council area that has proposed sites within it,

a map is provided showing the location of the sites identified, together with a table with information on each site, including site area (hectares) and estimated potential housing yield. The housing yields have been derived using information available to date and will be updated during the course of the site allocations work and consultation to take account of more detailed site information gained during the consultation process. Where a Parish or Town Council area does not have any proposed sites within it, no map or table is shown.

**5.3** Each map also shows committed housing development and committed education development under the Building Schools for the Future programme. As these sites already have planning permission they have already completed an open consultation process and are therefore shown for information only.

**Map 5.1 Proposed Housing and Employment Sites**





## 5 Housing Sites

5

**5.4** Allocating sites does not mean that this is the only development that can come forward within the borough over the Plan period. Alongside the more proactive management of growth through the Local Plan, planning applications can be submitted for development on sites not allocated. Policies within the Local Plan will help with the assessment of these applications as well as help promote housing and employment development in appropriate and sustainable locations to meet local needs and support the Plan's vision and aims. At the Strategy & Options stage we consulted on its proposed approach to a wide range of policy topic areas including housing, economic development, green infrastructure and transport. Comments received are being used to inform its work to produce policies for the Draft Plan.

**5.5** Between now and the draft Plan the sites will be assessed fully including undergoing a sustainability appraisal and being considered alongside comments received through this consultation period.

### Selection of housing sites

**Picture 5.1 Recent development in Lightmoor, Telford**



**5.6** The starting point for the assessment of housing sites is the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identifies sites with housing potential and makes an assessment of how deliverable they are according to 'availability, suitability and achievability.' The proposed sites for development presented in this section are

derived from the list of sites recorded in our most recent database of sites, the 2012 Strategic Housing Land Availability Assessment (SHLAA) and with the benefit of more recent information including planning permissions.

**5.7** The SHLAA sites were assessed according to criteria to help identify the sites with the greatest potential for housing development i.e. those sites which display the highest number of positive attributes and the least number of negative attributes. Please refer to the supplementary document *Proposed Housing and Employment Sites Selection* available on our website.

**5.8** The following paragraphs explain the steps taken to identify the sites presented:

Stage one: Update to SHLAA (2012)

**5.9** The first step in the process involved removing sites from the initial SHLAA site list using the following criteria:

- Sites that have received planning permission since the 2012 SHLAA
- Sites with a site area less than 0.5 hectares and/or with a potential yield of less than 10 units (on the basis that these sites are considered too small to warrant a site allocation)

Stage two: Desk top site assessment

**5.10** This involved assessing the suitability of a site against a set of criteria. The assessment criteria are listed in the Supplementary Document *Proposed Housing and Employment Sites Selection* available on our website. The criteria have been cross-referenced for conformity with the Government's National Planning Policy Framework and how they relate to the strategic aims and objectives of the emerging Local Plan.

## 5 Housing Sites

- A positive criterion is where a site benefits from a factor such as being close to shops and facilities.
- A negative criteria is where a site is affected by a factor such as close proximity to a landfill site.

### Stage three: Evaluation

**5.11** The initial assessment involved a technical desk top assessment of sites. The purpose of the evaluation stage was to introduce specialist knowledge to help provide a more precise and accurate assessment of sites, identifying issues which were both site specific e.g. a water course or a highway issue.

### Stage four: Making choices

**5.12** The previous steps provided a basis on which sites could potentially come forward as site allocations. The choice has been informed by:

- the results of steps 1 - 3 and therefore the selection of sites which scored most highly against the selection criteria
- the relationship to the preferred percentage distribution for new housing described in the Shaping Places: Strategy & Options Document
- the ability for sites to be grouped and therefore masterplanned to maximise opportunities for growth and regeneration
- sites that contribute to the strategic aims and objectives of the emerging Local Plan
- sites which are allocated in the Central Telford Area Action Plan (CTAAP). Whilst these allocated sites confer a level of commitment to the development of the site for housing, they will be reviewed as part of the ongoing assessment of potential sites for housing.

**5.13** For the purposes of the Shaping Places Strategy & Options document we adopted three strategic areas of urban, rural and urban fringe to help distinguish between different areas of the borough. While there is no universally agreed definition of a 'fringe' area, our use of the term 'urban fringe' referred to land which was immediately adjacent to the existing urban boundary. For greater precision, we have refined this term to refer to sites which are physically connected to the existing urban area and any site which is physically connected to those sites. They are described as 'Sustainable Urban Extensions.'

**Picture 5.2 Recent development at Telford Millennium Community, Ketley, Telford**

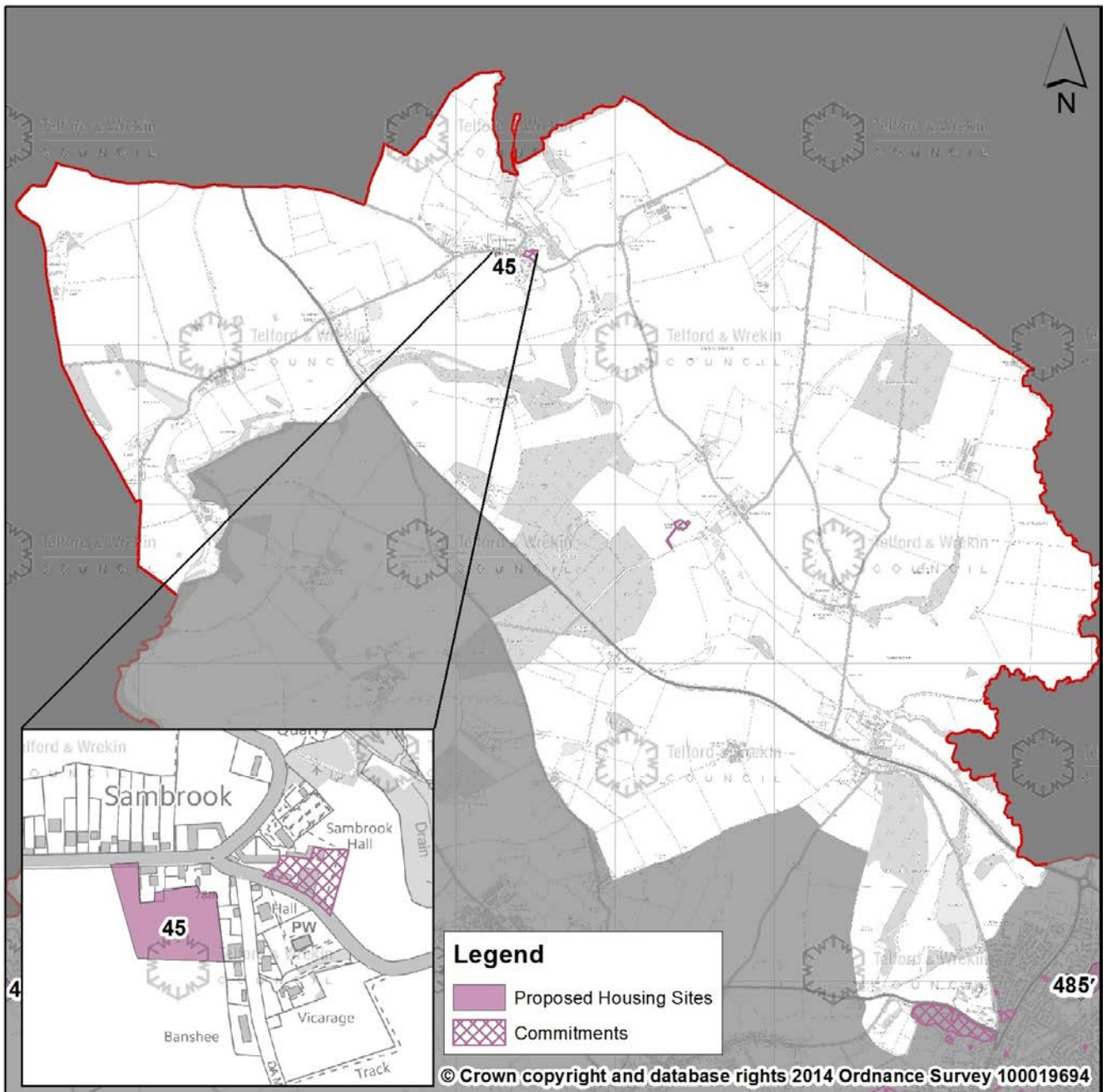


## 5 Housing Sites

5

## 5.1 Chetwynd

Map 5.2 Housing Sites in Chetwynd



**5.14** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

Table 1 Housing Sites in Chetwynd

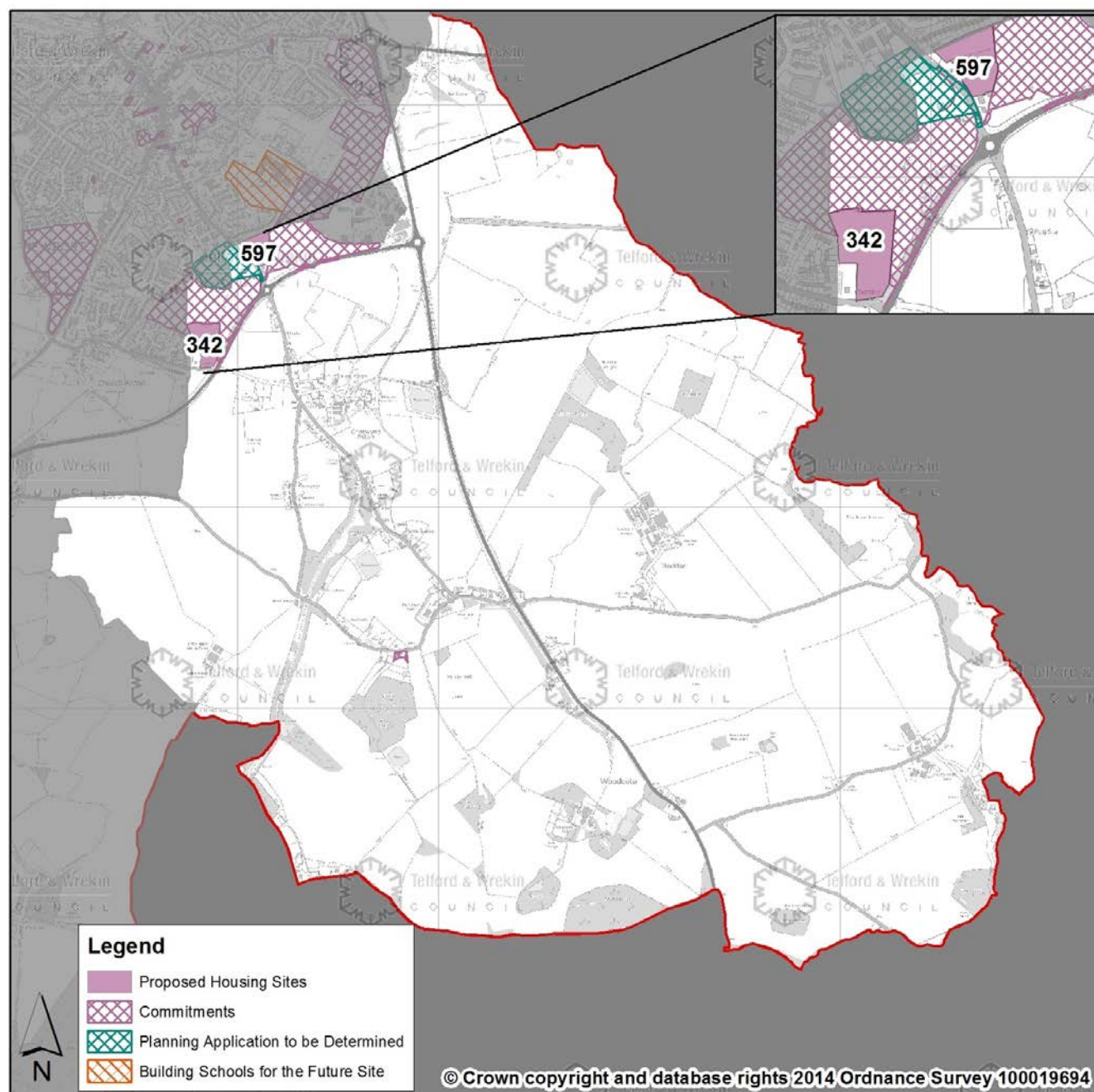
SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
45	Land south of 13 Sambrook	0.91	32



## 5 Housing Sites

### 5.2 Chetwynd Aston & Woodcote

Map 5.3 Housing Sites in Chetwynd Aston & Woodcote



**5.15** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.



## 5 Housing Sites

5

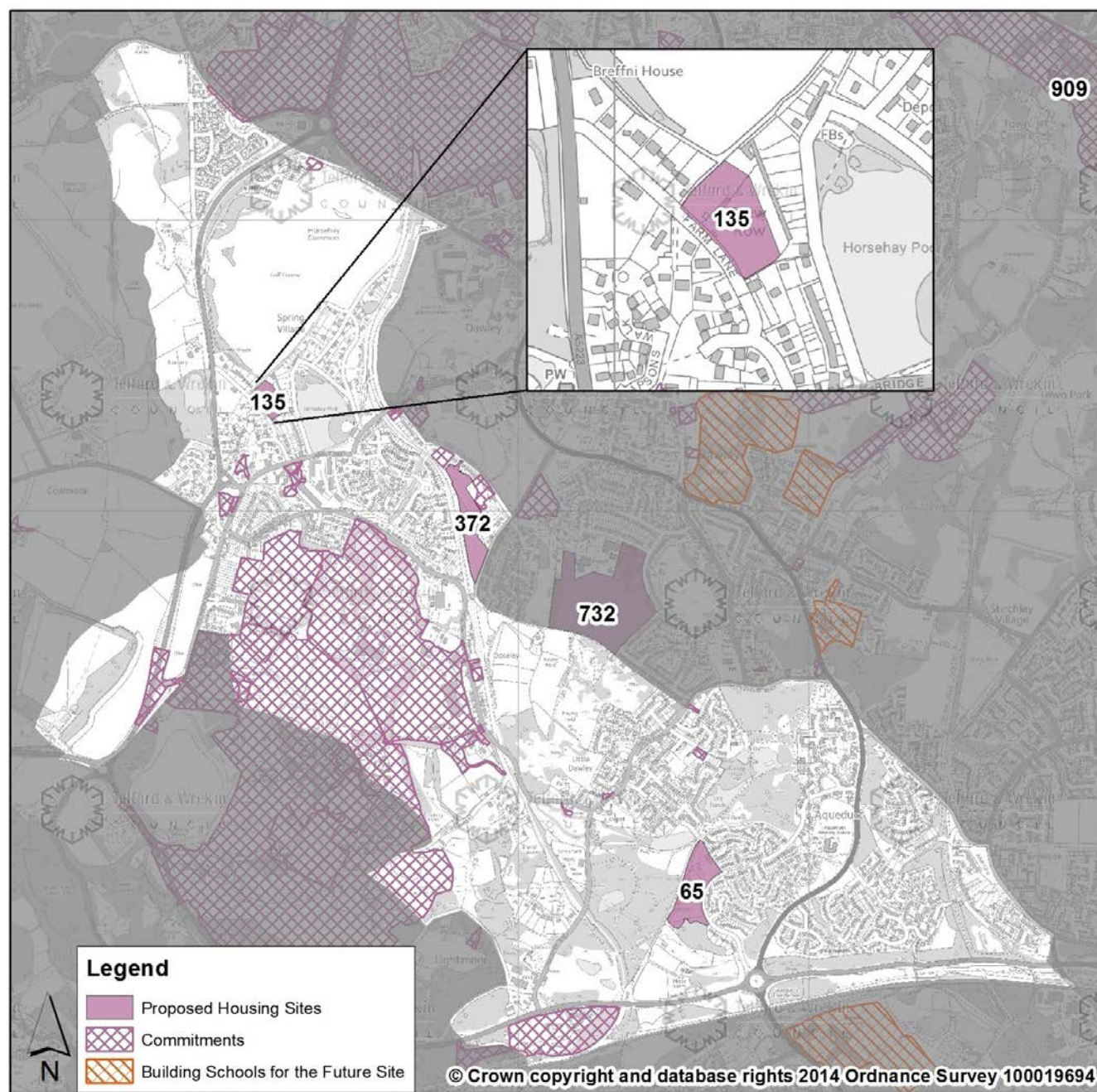
**Table 2 Housing Sites in Chetwynd Aston & Woodcote**

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
342	Land at Chartley, Newport	2.585	90
597	Land to rear of Willow Tree Cottage, Station Road, Newport	1.597	51

## 5 Housing Sites

### 5.3 Dawley Hamlets

Map 5.4 Housing Sites in Dawley Hamlets



**5.16** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

Table 3 Housing Sites in Dawley Hamlets

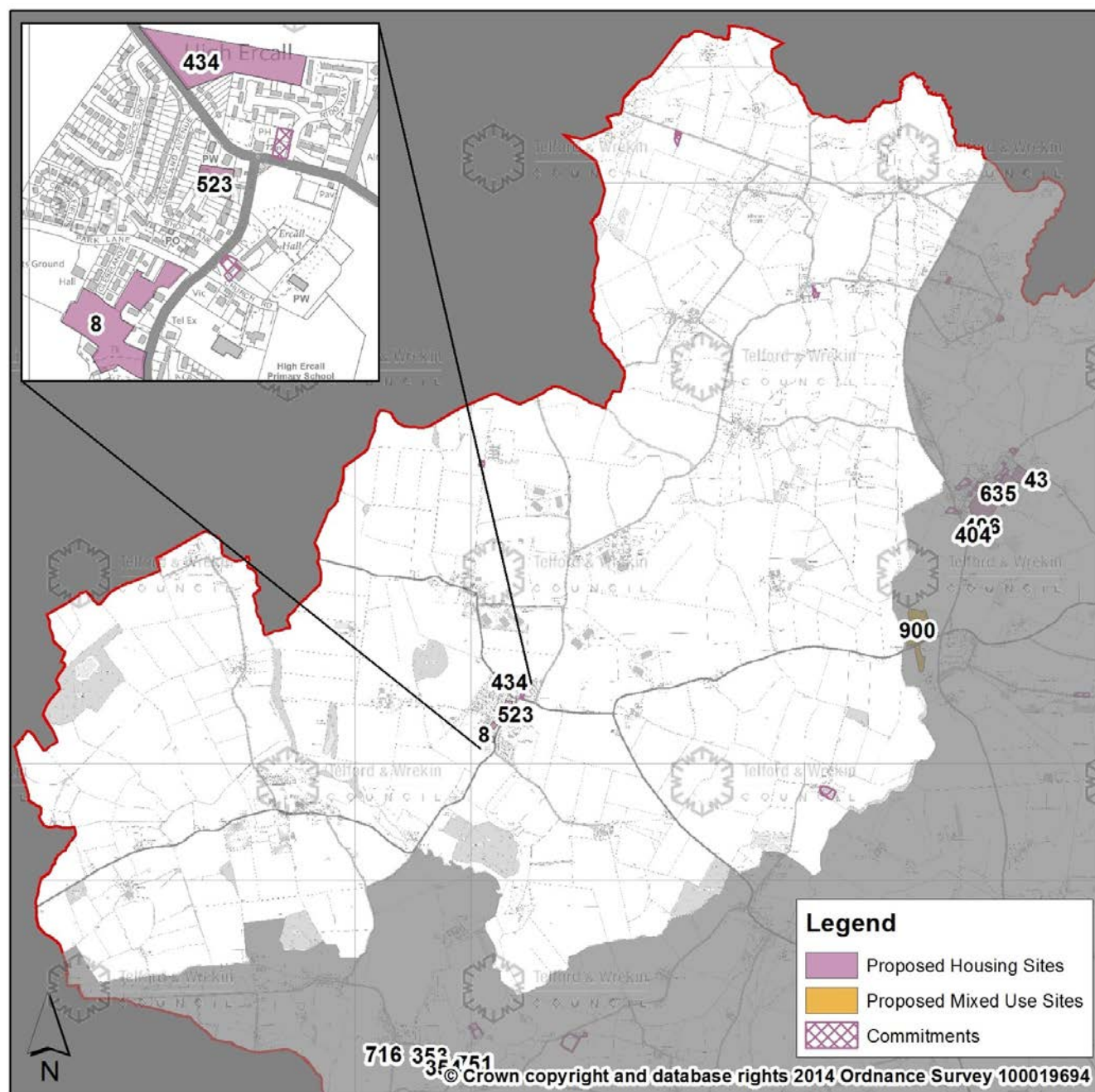
SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
65	Land off Majestic Way, Aqueduct	2.553	89
135	Farm Lane 2, Horsehay	0.814	28
372	Plot D, Pool Hill Road, Dawley	2.769	78



## 5 Housing Sites

### 5.4 Ercall Magna

Map 5.5 Housing Sites in Ercall Magna



**5.17** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

## 5 Housing Sites

5

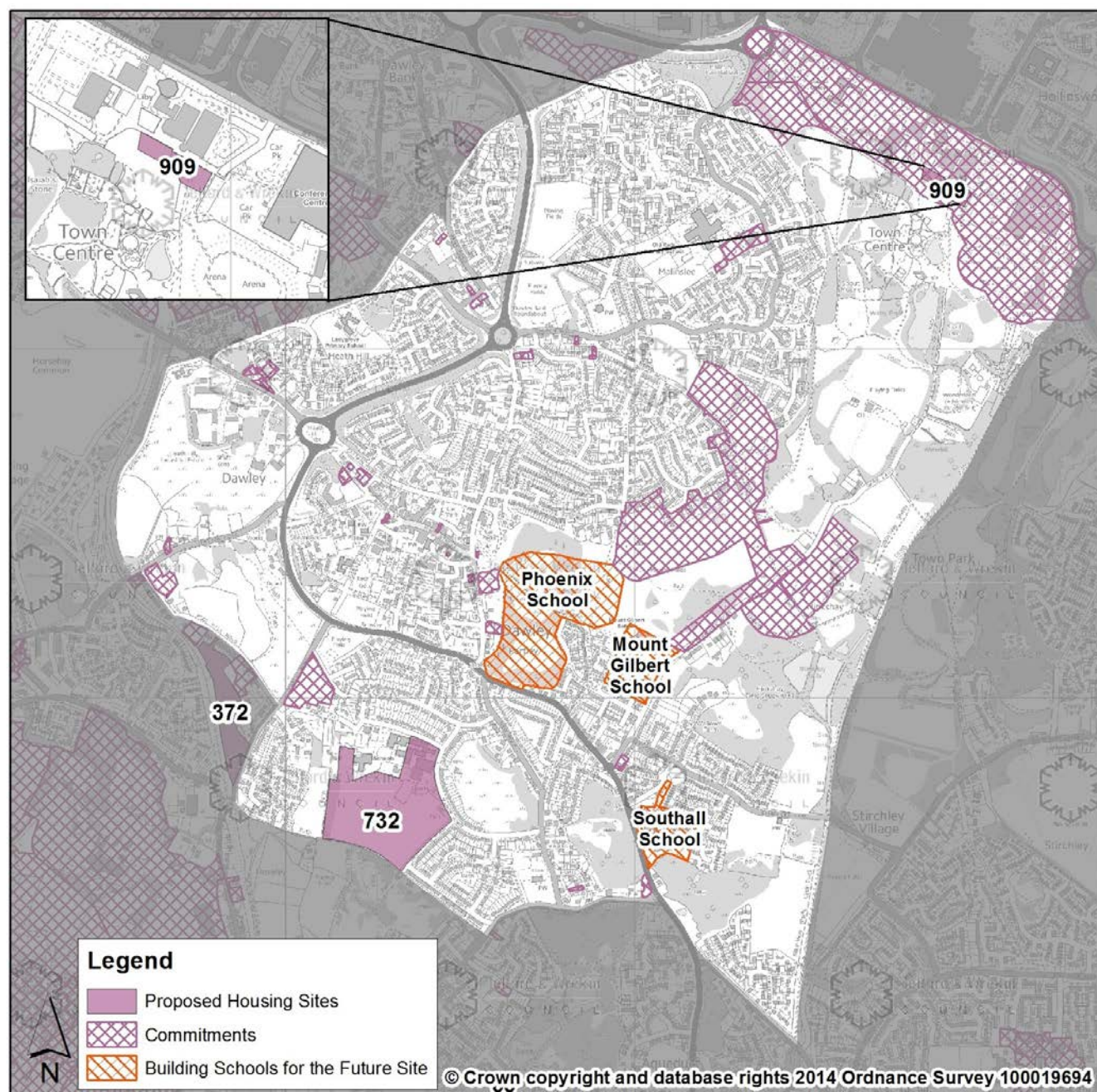
**Table 4 Housing Sites in Ercall Magna**

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
8	Land off Park Lane, High Ercall	1.478	52
434	High Ercall North	1.56	40
523	Sunnycroft	0.293	10

# 5 Housing Sites

## 5.5 Great Dawley

Map 5.6 Housing Sites in Great Dawley



**5.18** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.



# 5 Housing Sites

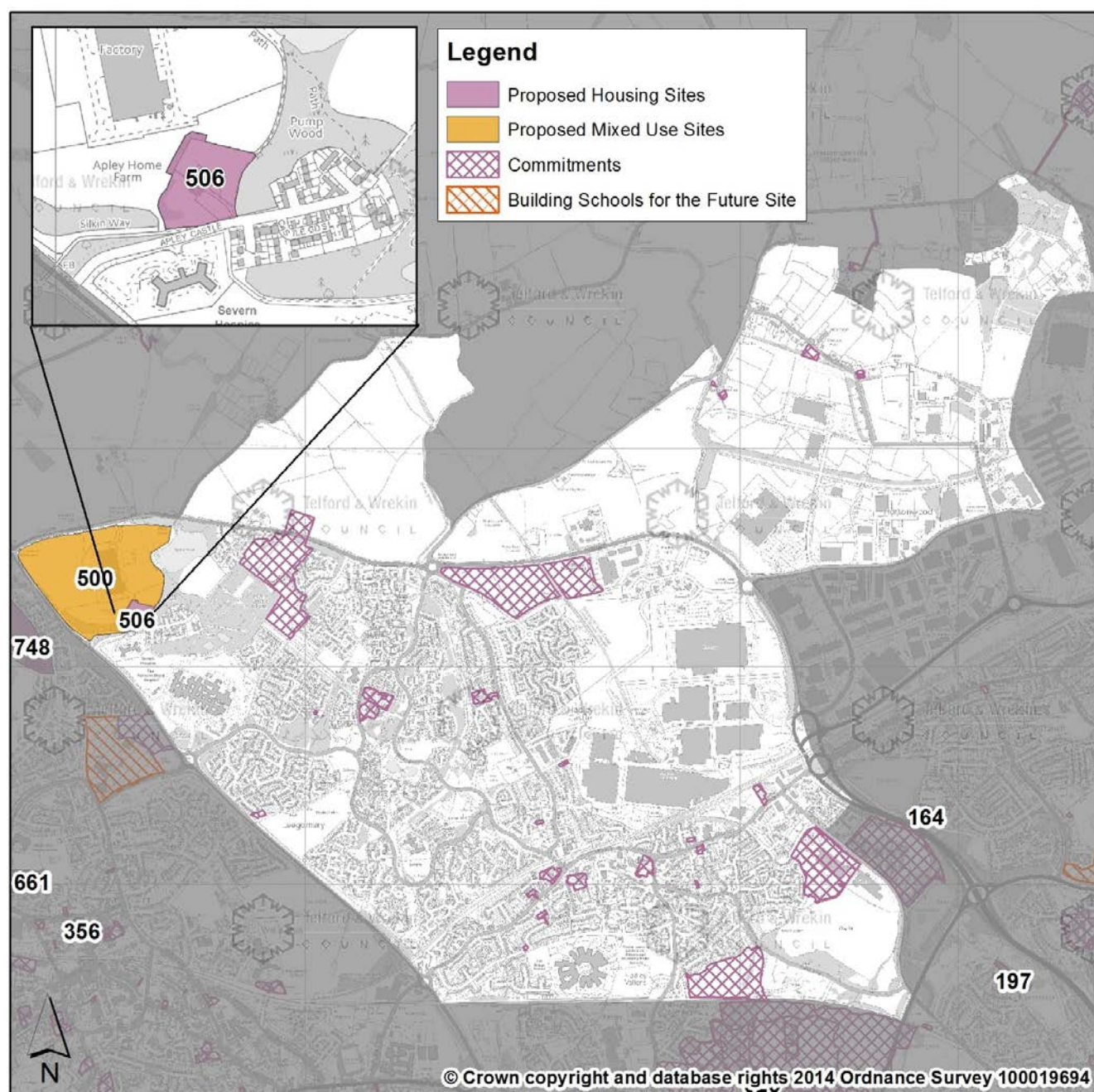
Table 5 Housing Sites in Great Dawley

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
732	The Former Phoenix Secondary School	9.006	315
909	Southwater	0.544	180

## 5 Housing Sites

### 5.6 Hadley and Leegomery

Map 5.7 Housing Sites in Hadley & Leegomery



**5.19** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

# 5 Housing Sites

Table 6 Housing Sites in Hadley & Leegomery

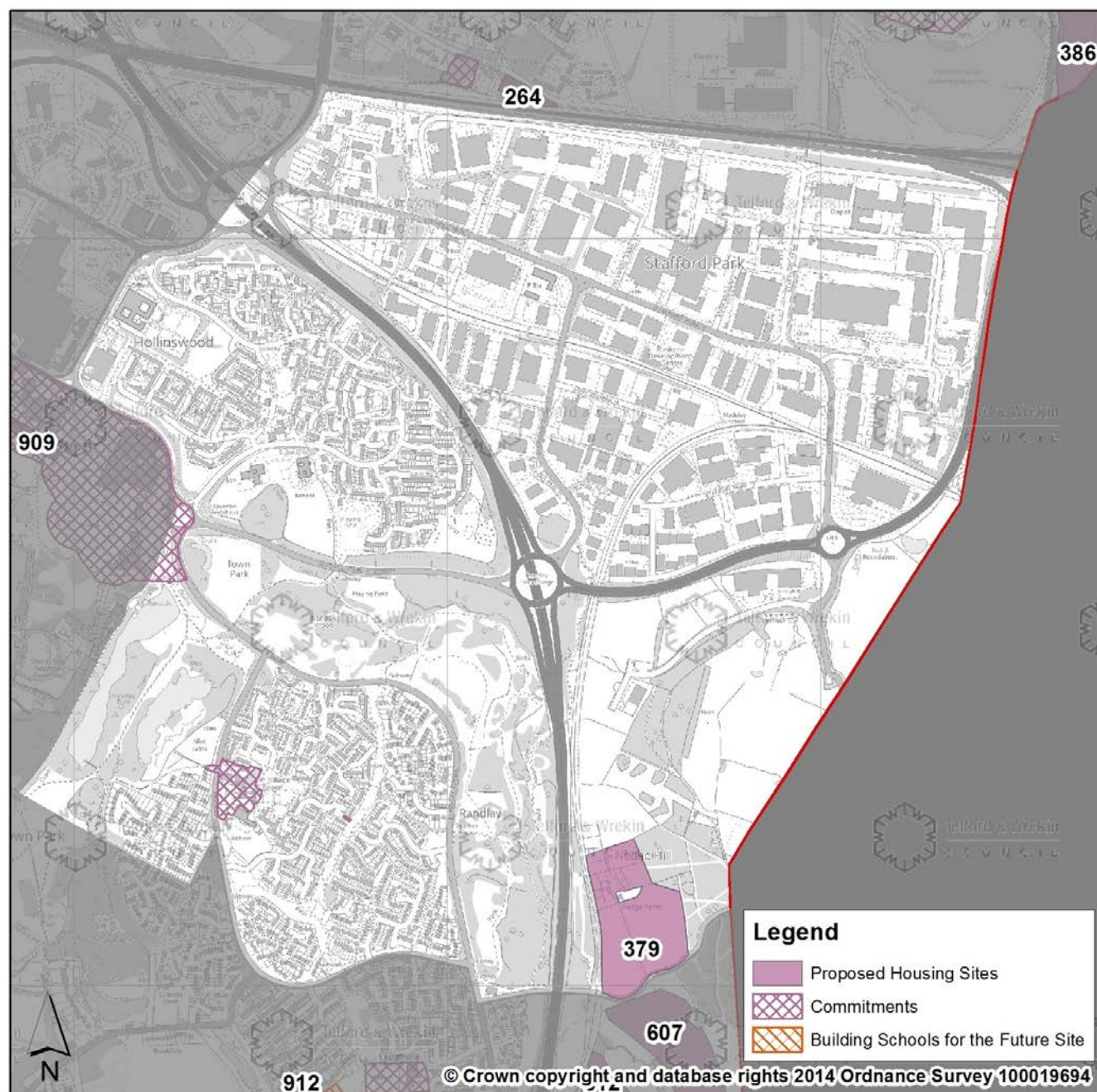
SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
500	Maxell Expansion Land	24.038	500
506	Apley Home Farm	1.432	50



## 5 Housing Sites

### 5.7 Hollinswood & Randlay

Map 5.8 Housing Sites in Hollinswood & Randlay



**5.20** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

Table 7 Housing Sites in Hollinswood & Randlay

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
379	Nedge Hill Farm	7.3	256



## 5 Housing Sites

### 5.8 Ketley

Map 5.9 Housing Sites in Ketley



**5.21** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.



## 5 Housing Sites

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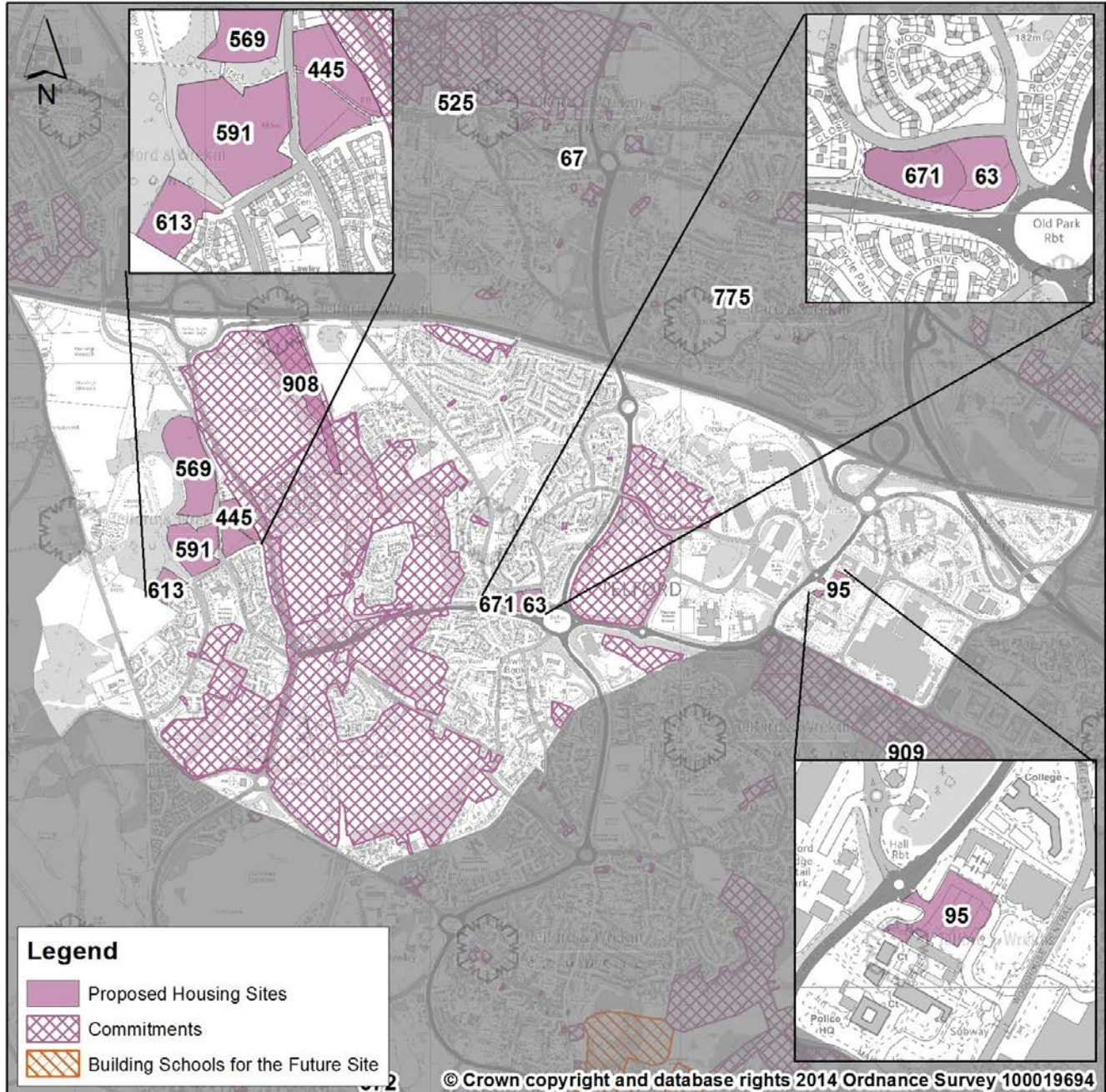
**Table 8 Housing Sites in Ketley**

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
67	Land between Holyhead Road and Ley Brook	0.541	19
525	88-102 Potters Bank, Holyhead Road, Ketley	0.64	22

# 5 Housing Sites

## 5.9 Lawley & Overdale

Map 5.10 Housing Sites in Lawley & Overdale



**5.22** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

## 5 Housing Sites

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**Table 9 Housing Sites in Lawley & Overdale**

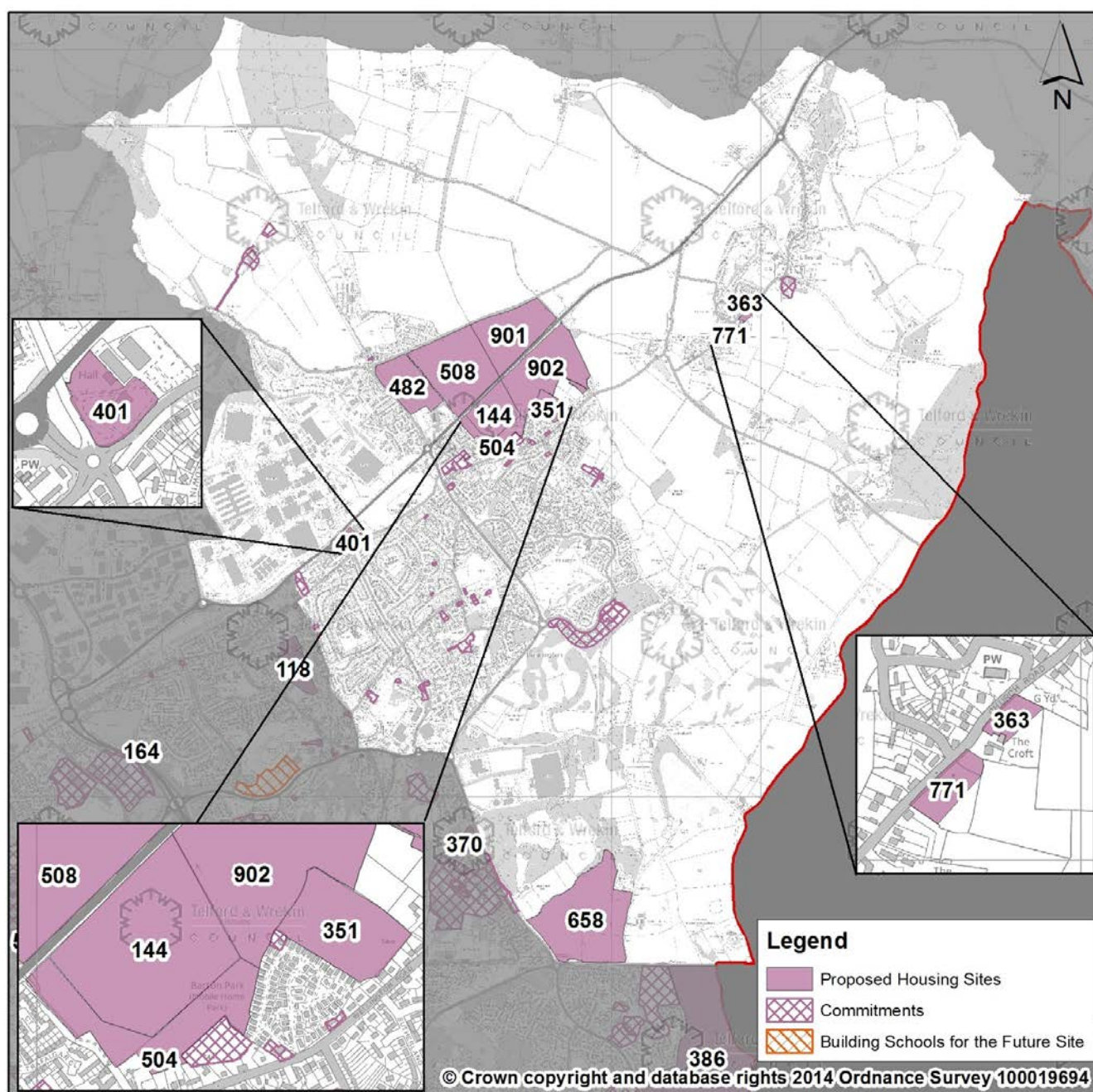
SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
63	Land at Old Park Roundabout	0.673	24
95	Hall Park car park off Hall Park Way	0.997	35
445	Lawley Drive	2.284	80
569	Lawley Village North - Phase IV	5.233	183
591	Lawley Village North - Phase III	3.266	114
613	Lawley Village West - Phase II	1.099	38
671	Land at Rock Road, The Rock	0.77	26
908	Land north of Synders Way, Lawley	4.497	157



## 5 Housing Sites

### 5.10 Lilleshall, Donnington & Muxton

Map 5.11 Housing Sites in Lilleshall, Donnington & Muxton



**5.23** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

## 5 Housing Sites

5

**Table 10 Housing Sites in Lilleshall, Donnington & Muxton**

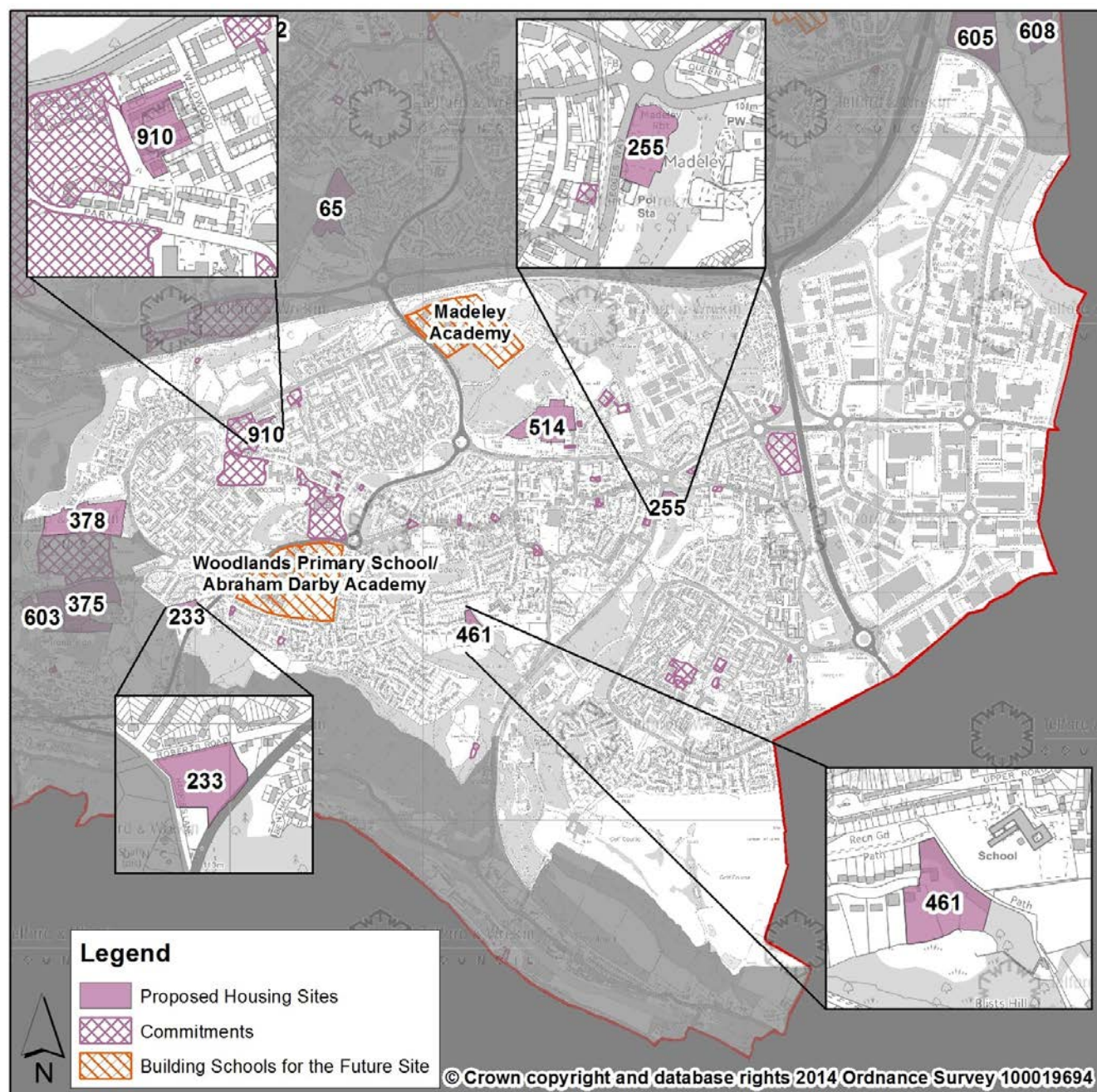
SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
144	Land South of New Trench Road, Donnington	7.559	265
351	Site 88, Wellington Road, Donnington, Muxton	3.019	106
363	Land at Church Road, Lilleshall	0.33	10
401	Land adjacent to Wellington Road, Donnington	1.137	40
482	Land at Station Road, Donnington	9.731	339
504	Donnington Farm, Muxton	3.433	120
508	Land North of New Trench Road, Donnington	19.998	700
658	Land north of Redhill, Watling Street	30.753	450
771	Land at, Church Road, Lilleshall	0.579	10
901	Land North of A518, Donnington, Telford	14.65	513
902	Land South of A518, Donnington, Telford	17.56	615



## 5 Housing Sites

### 5.11 Madeley

Map 5.12 Housing Sites in Madeley



**5.24** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.



## 5 Housing Sites

5

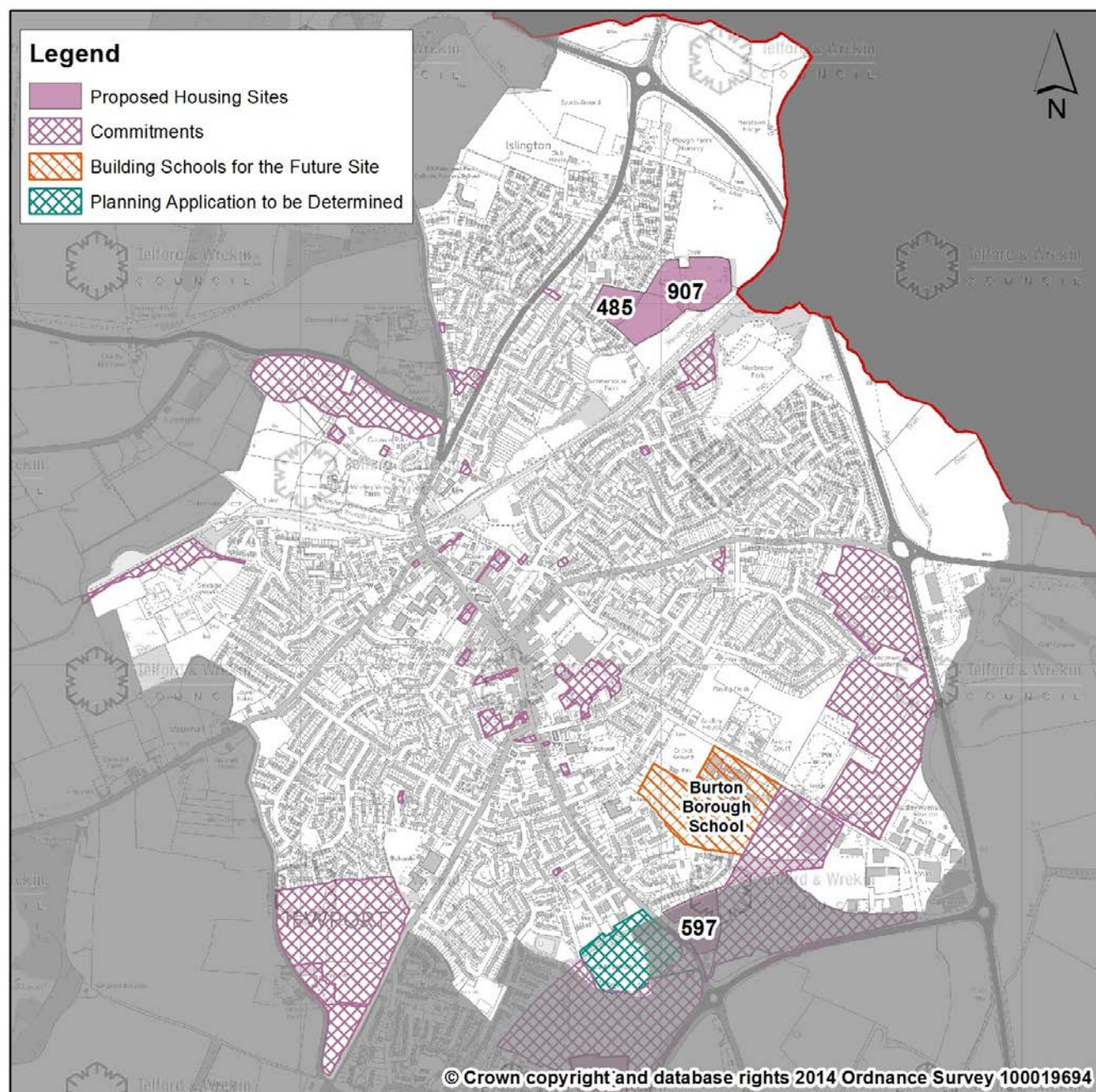
**Table 11 Housing Sites in Madeley**

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
233	West of Ironbridge Road	1.145	40
255	Overspill Car Park, Legges Way, Madeley	0.72	25
378	West of Woodside Avenue	4.221	148
461	Site at Lees Farm Drive, Madeley	1.278	44
514	Former Madeley Court School Site	5.878	133
910	Wildwood Development Site, Woodside	0.661	25

## 5 Housing Sites

### 5.12 Newport

Map 5.13 Housing Sites in Newport



**5.25** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

# 5 Housing Sites

Table 12 Housing Sites in Newport

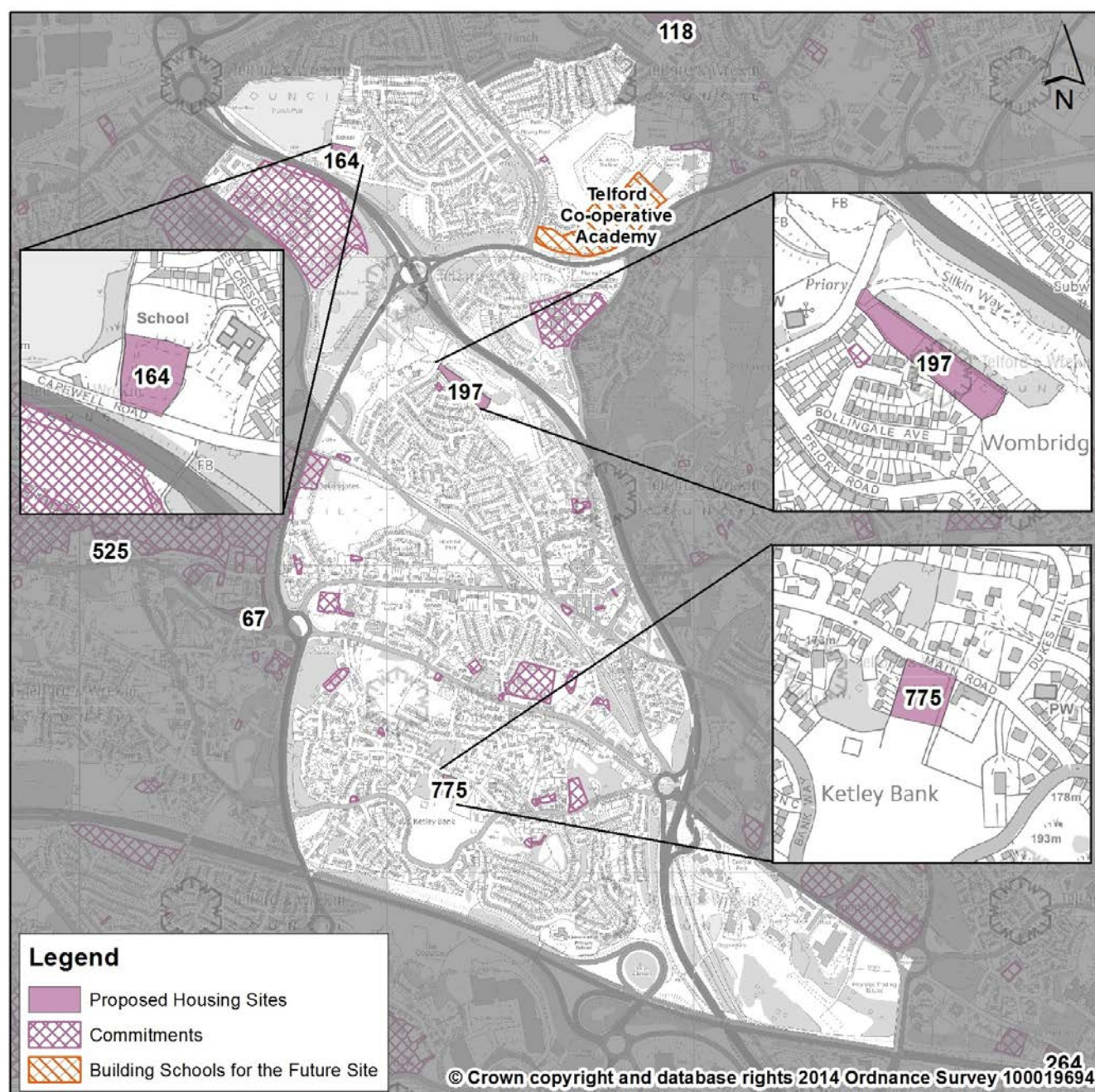
SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
485	Land south of Beechfields Way	1.009	35
907	Land to Rear of Beechfields Way, Newport	4.255	149



## 5 Housing Sites

### 5.13 Oakengates

Map 5.14 Housing Sites in Oakengates



**5.26** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

## 5 Housing Sites

5

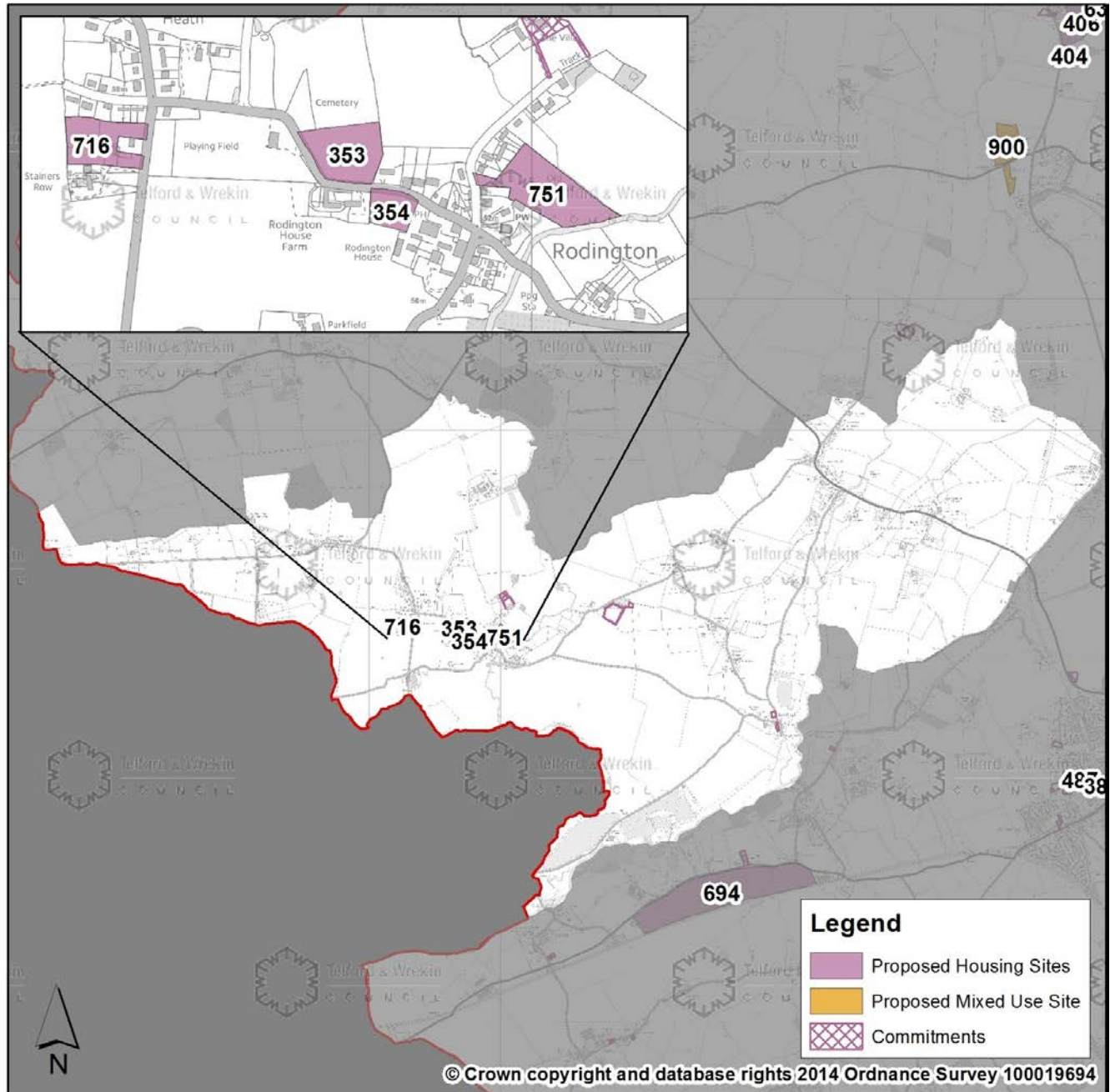
**Table 13 Housing Sites in Oakengates**

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
164	Land adjacent to Teagues Bridge Primary School, Capewell Road	0.556	19
197	Land off Wombridge Road, Wombridge	0.707	24
775	Former Church, Main Road, Ketley Bank	1.03	14

## 5 Housing Sites

### 5.14 Rodington

Map 5.15 Housing Sites in Rodington



**5.27** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.



## 5 Housing Sites

5

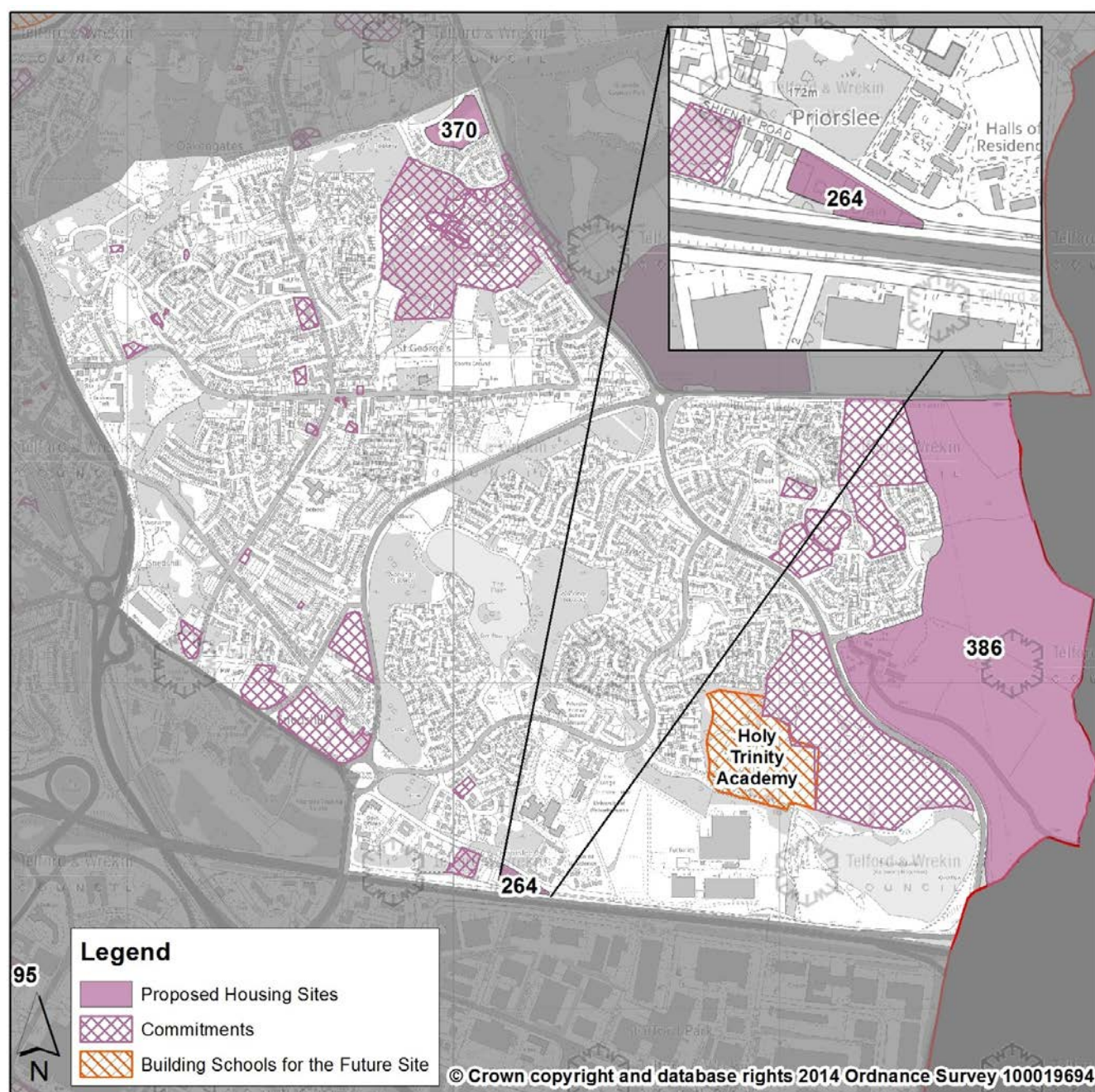
**Table 14 Housing Sites in Rodington**

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
353	Site 114, Rodington	1.122	12
354	Site 113, Rodington	0.468	16
716	Land at Fairways, Rodington Heath	0.929	33
751	Land to the rear of Emlea, Rodington	1.462	51

## 5 Housing Sites

### 5.15 St. Georges & Priorslee

Map 5.16 Housing Sites in St. Georges & Priorslee



**5.28** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

Table 15 Housing Sites in St. Georges & Priorslee

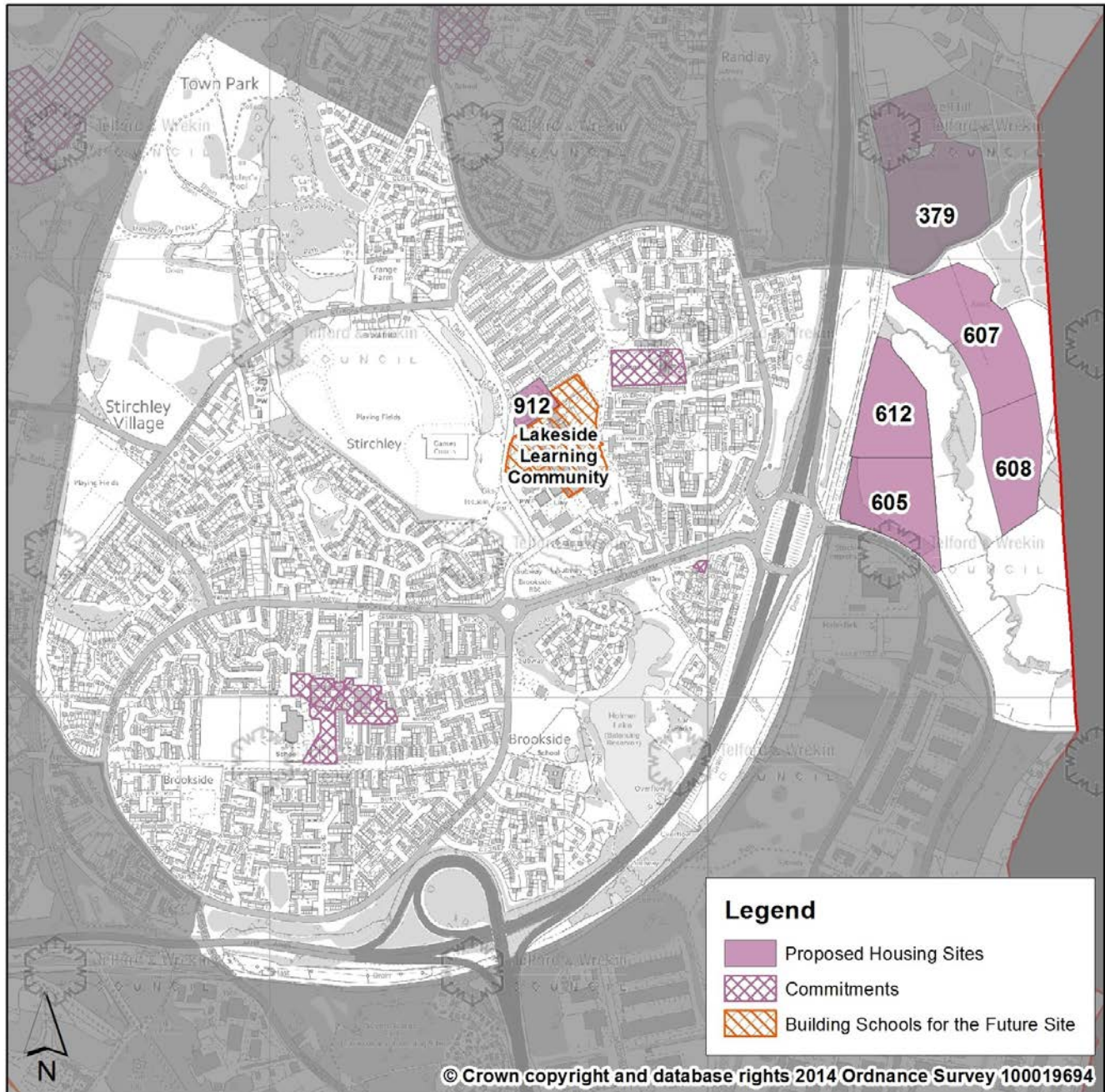
SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
264	West of Campus, Shifnal Road, Priorslee	0.57	30
370	Daisy Bank Drive, St Georges, Donnington	1.808	35
386	Woodhouse, Priorslee	61.424	1100



## 5 Housing Sites

### 5.16 Stirchley & Brookside

Map 5.17 Housing Sites in Stirchley & Brookside



**5.29** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

## 5 Housing Sites

5

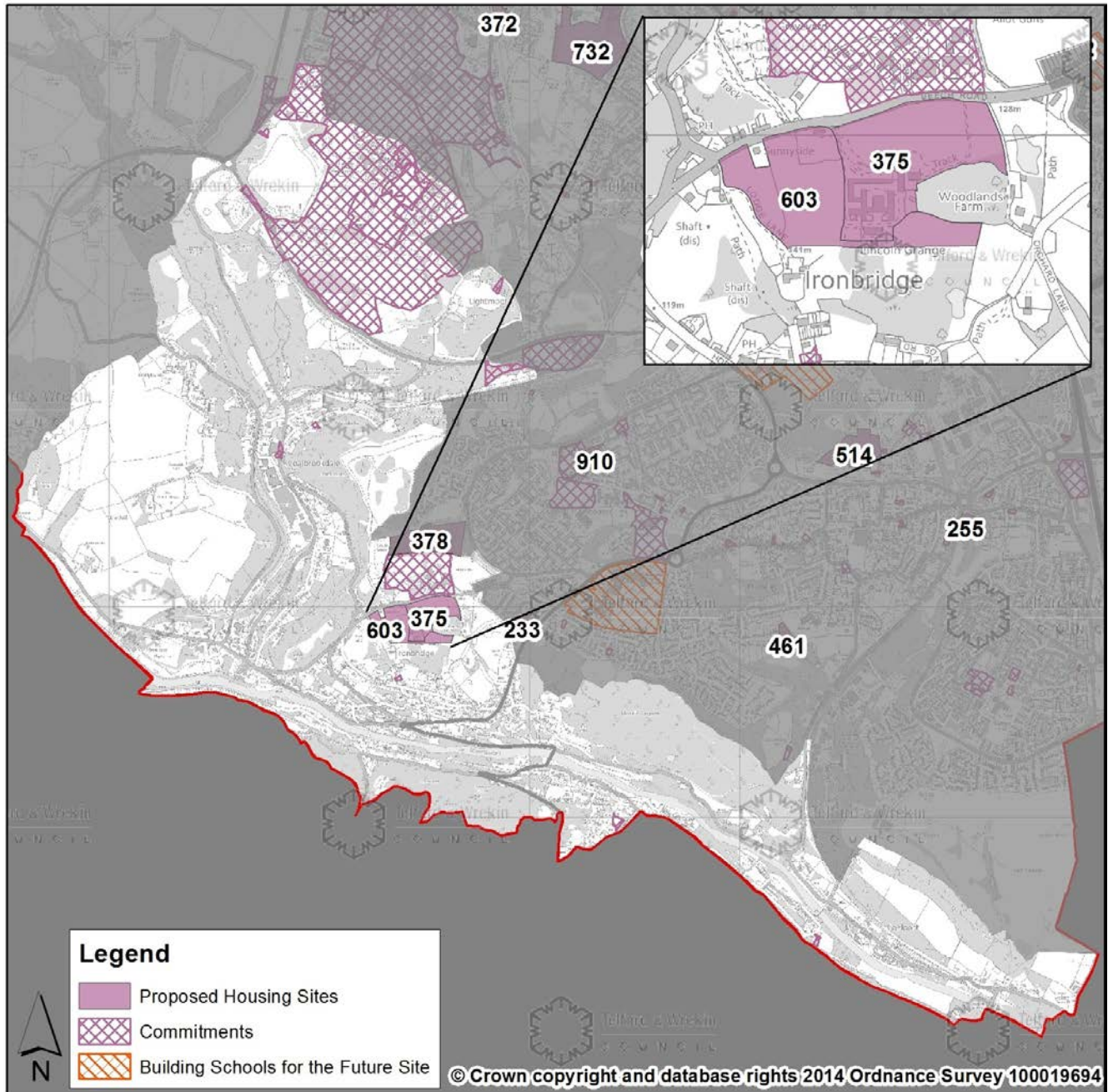
**Table 16 Housing Sites in Stirchley & Brookside**

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
605	Land south of the Nedge, Phase I	3.979	139
607	Land south of the Nedge Phase IV	5.276	185
608	Land south of the Nedge, Phase III	3.319	116
612	Land south of the Nedge, Phase II	3.51	123
912	The Former Swan Centre, Grange Avenue, Stirchley	0.707	21

# 5 Housing Sites

## 5.17 The Gorge

Map 5.18 Housing Sites in The Gorge



**5.30** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.



# 5 Housing Sites

5

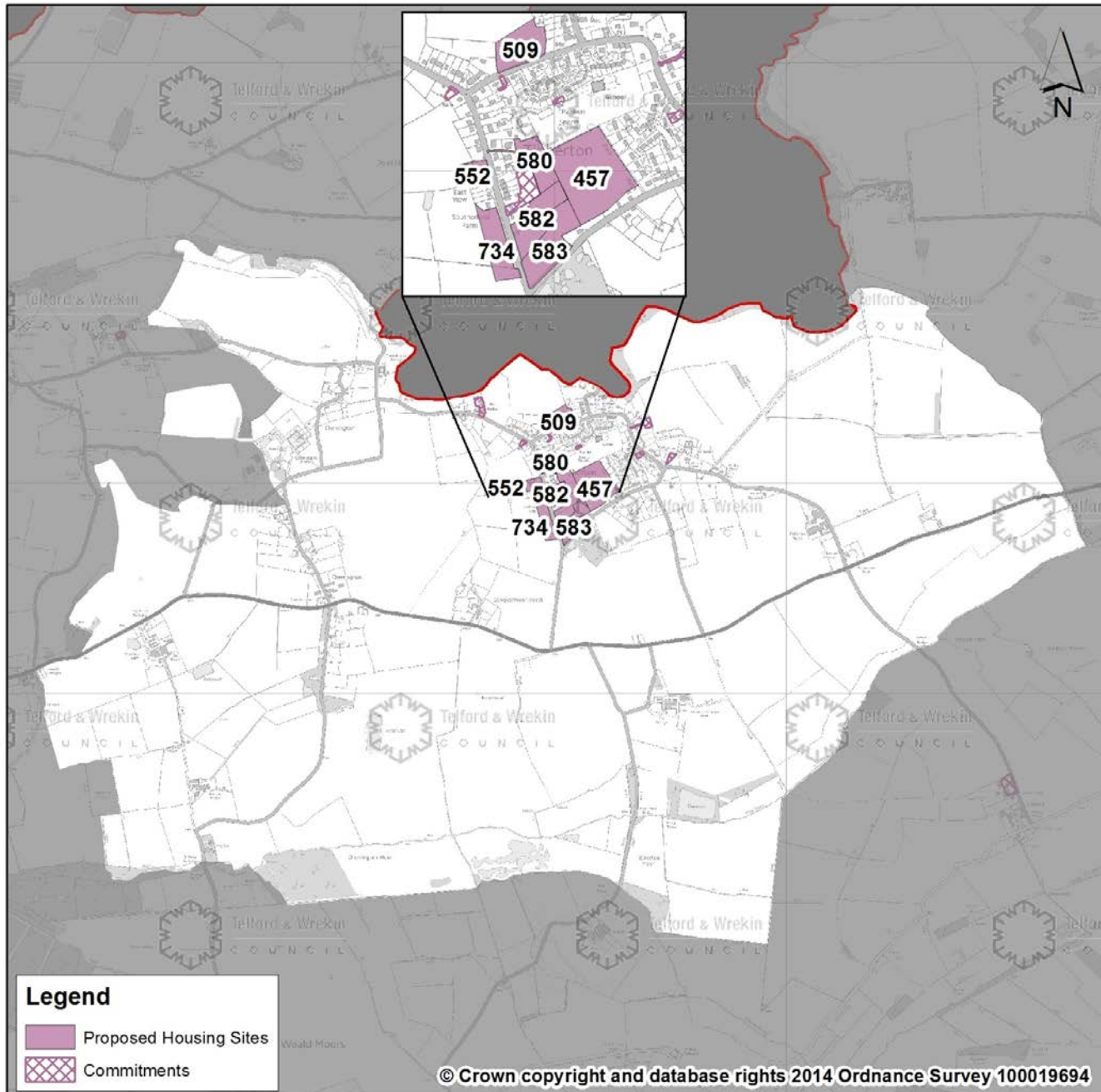
Table 17 Housing Sites in The Gorge

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
375	Beeches Hospital	3.418	120
603	Land adjacent to The Beeches Hospital	3.069	107

## 5 Housing Sites

### 5.18 Tibberton & Cherrington

Map 5.19 Housing Sites in Tibberton & Cherrington



**5.31** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

## 5 Housing Sites

5

**Table 18 Housing Sites in Tibberton & Cherrington**

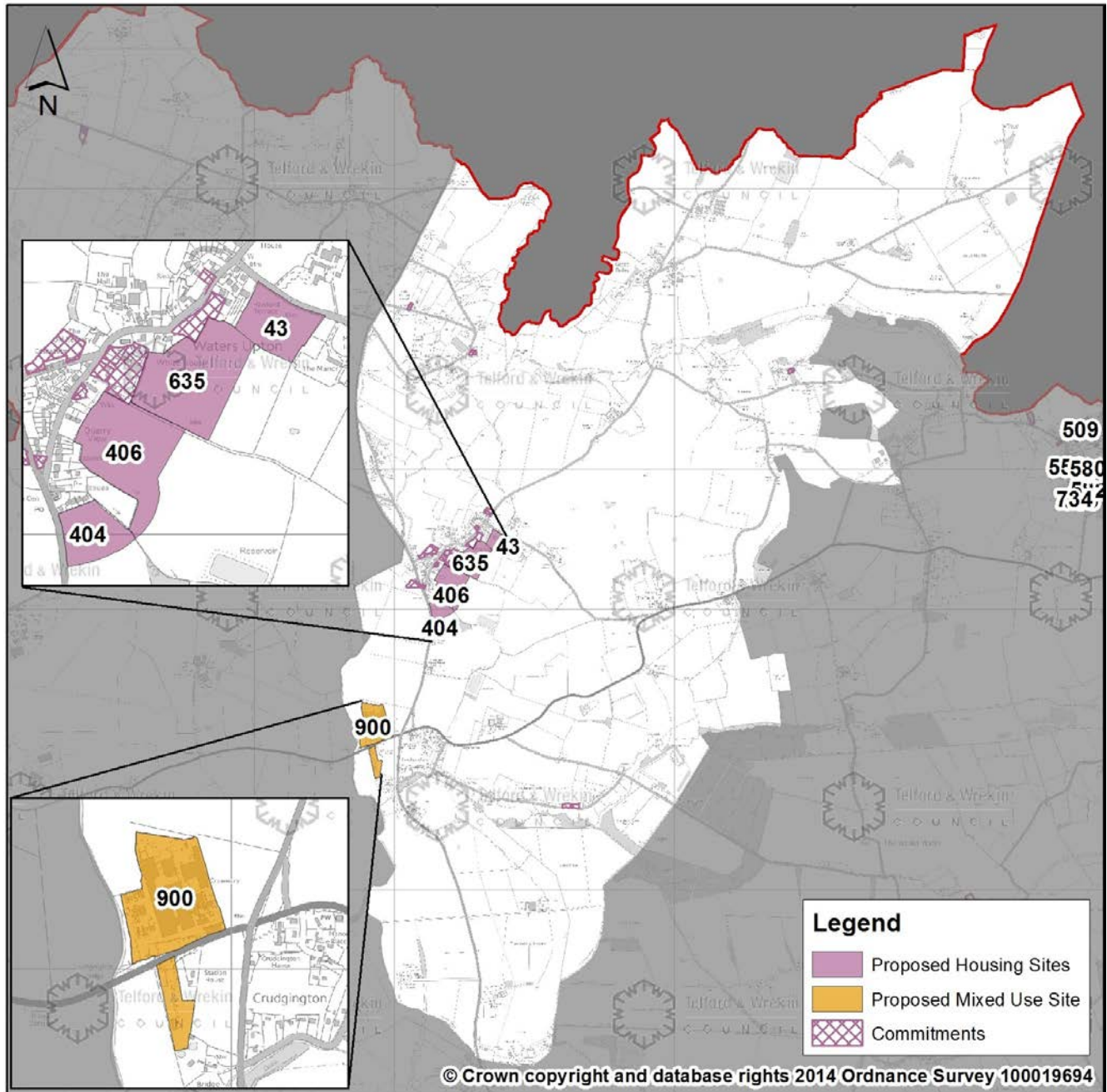
SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
457	Plantation - 5, Tibberton	2.991	50
509	Opposite Tibberton Shop	1.056	37
552	Sutherland Farm Tibberton	0.413	14
580	Plantation - 1, Tibberton	0.77	28
582	Plantation - 3, Tibberton	1.104	38
583	Corner of Plantation Road and Back Lane, Tibberton	1.372	25
734	Site 2 at Sutherland Farm, Tibberton	0.964	34



# 5 Housing Sites

## 5.19 Waters Upton

Map 5.20 Housing Sites in Waters Upton



**5.32** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

## 5 Housing Sites

5

**Table 19 Housing Sites in Waters Upton**

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
43	Land east of Hanford Terrace - Site 4 Catsbitch Lane	1.971	24
404	Land south at Chapel House, Crudgington	1.639	25
406	Land south Site 3, White House Farm Waters Upton	1.905	43
635	Land south of White House Farm Waters Upton	1.184	60
900	Land at Crudgington	6.61	130

# 5 Housing Sites

## 5.20 Wellington

Map 5.21 Housing Sites in Wellington



**5.33** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.



## 5 Housing Sites

5

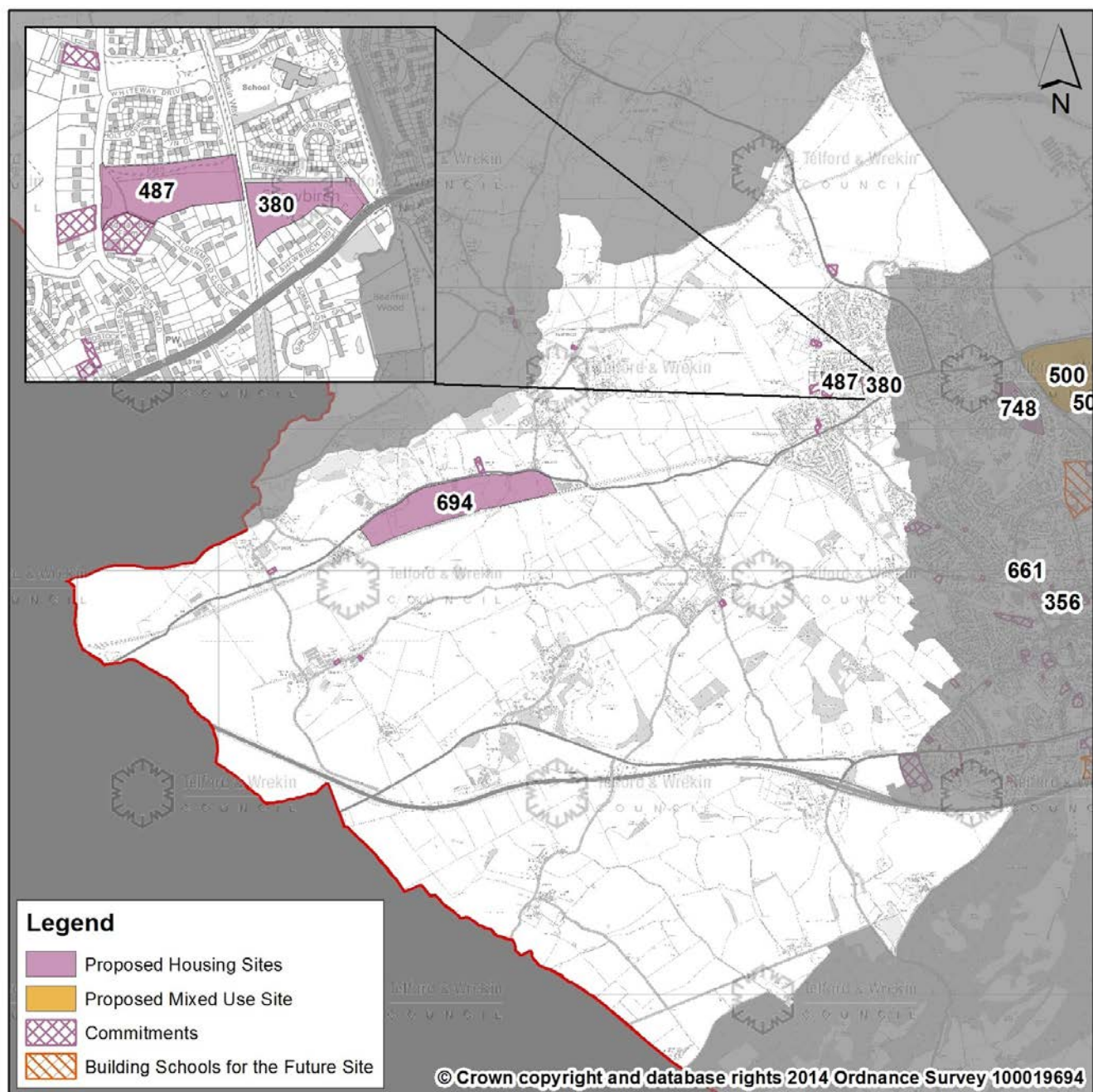
**Table 20 Housing Sites in Wellington**

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
356	Former Arriva Bus Depot, Charlton Street, Wellington	0.58	20
661	Land off North Road, Wellington	1.267	44
748	The Charlton School, Severn Drive, Dothill	6.31	221

## 5 Housing Sites

### 5.21 Wrockwardine

Map 5.22 Housing Sites in Wrockwardine



**5.34** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

## 5 Housing Sites

5

**Table 21 Housing Sites in Wrockwardine**

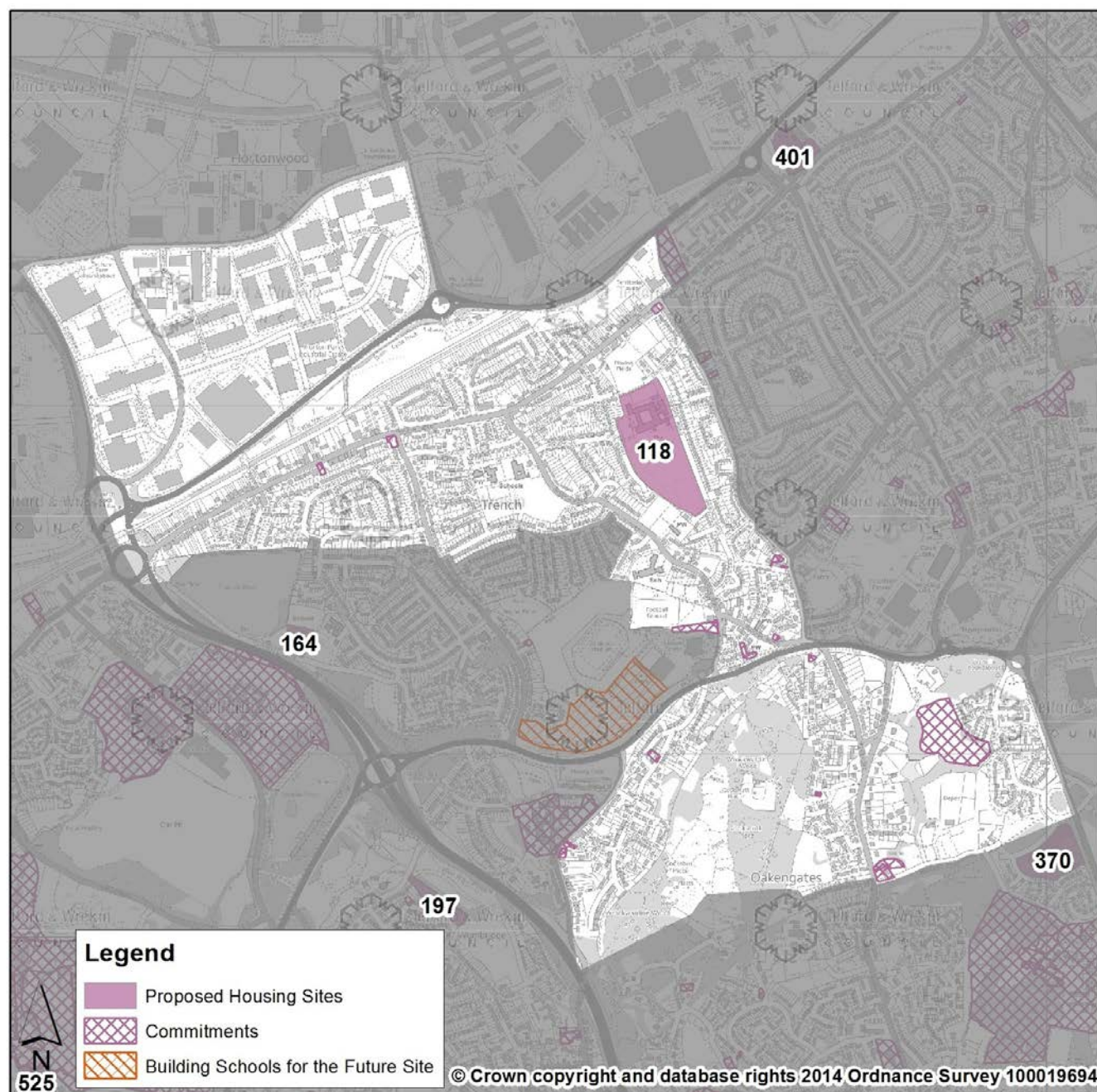
SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
380	Land west of Brandon Avenue	1.59	56
487	Land east of Bratton Road	3.092	106
694	Former Sugar Beet Factory Site, Allscott	30.279	500



## 5 Housing Sites

### 5.22 Wrockwardine Wood & Trench

Map 5.23 Housing Sites in Wrockwardine Wood & Trench



**5.35** The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

Table 22 Housing Sites in Wrockwardine Wood & Trench

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
118	Sutherland School, Gibbons Road	5.29	127

# 6 Employment Sites

## 6 Employment Sites

### Strategy & Options

**6.1** To help establish Telford as the destination of choice for development and business investment in the region, the Strategy & Options consultation document (June 2013) offered a number of options for the location of economic development. Comments received were supportive of identifying specific sites and areas for employment development. This document carries forward the principles of this approach by identifying proposed sites for employment uses.

**Picture 6.1 Employment use in Stafford Park, Telford**



### Selection of sites

**6.2** An overriding aim of the Local Plan is to strengthen and protect the identity of Telford as a "green town" as well as continue to lead the way in delivering housing and economic growth. In particular we seek to support an arc of employment around the east of Telford to take advantage of the connections to the national motorway and rail system and the West Midlands conurbation.

**6.3** Paragraph 21 of the National Planning Policy Framework (NPPF) states that 'local planning authorities should "...set criteria or identify strategic sites for local and inward investment to match the (economic) strategy and to meet anticipated needs over the plan period; plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; ... identify priority areas for economic regeneration, infrastructure

provision and environmental enhancement." Our identification of employment sites recognises the importance of the arc of employment to the east of the town and addresses the NPPF requirements.

**6.4** The types of land use that are classed as 'employment' and are included in this assessment are defined by the Use Classes Order 1987 (as amended). These are as follows;

**Table 23 Use Classes**

Use Class Code:	Type of Employment Development:
<b>B1a</b>	Offices
<b>B1b</b>	Research and Development (e.g. Laboratories)
<b>B1c</b>	Light Industry (e.g. Workshops)
<b>B2</b>	General Industrial (e.g. Factories)
<b>B8</b>	Storage and Distribution (e.g. Warehouses)

**6.5** The steps taken to identify the employment sites and their uses presented are as follows;

#### Stage 1: Initial site assessment

**6.6** Proposed employment sites were assessed according to the criteria contained in the Employment Land Review. This helped identify the type of employment development that would be suitable on each site.



## 6 Employment Sites

6

### Stage 2: Evaluation

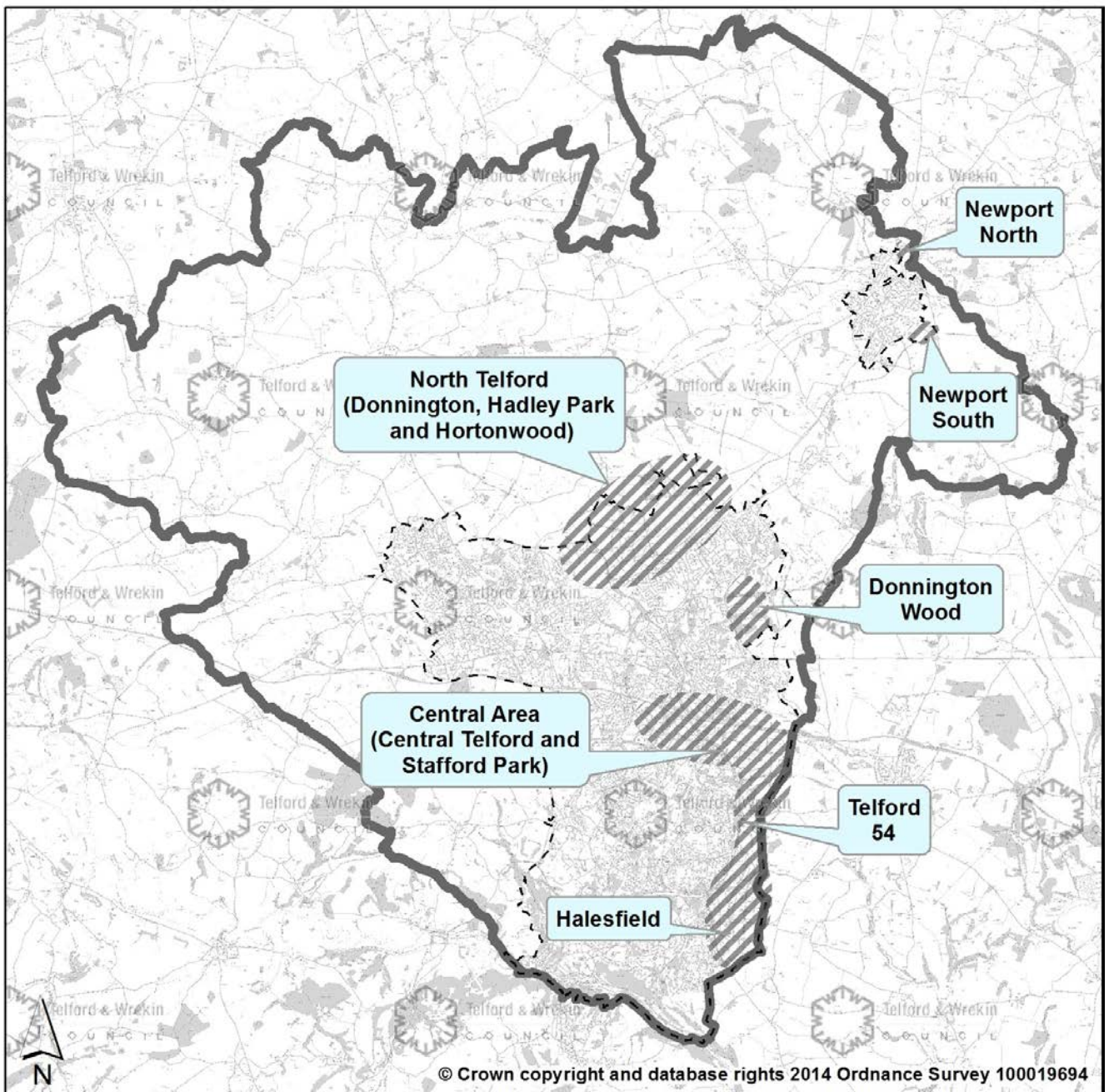
**6.7** The sites identified in stage 1 were evaluated using input from specialist officers to provide a more precise and accurate assessment of sites.

### Stage 3: Site selection

**6.8** We have identified 7 Strategic Employment Areas as shown on map 6.1.

These are broad locations within the urban areas of Telford and Newport where there are significant opportunities for employment development and investment. They are considered best suited to attract local and inward investment to meet the new Local Plan strategy and to meet anticipated local and borough wide needs.

**Map 6.1 Strategic Employment Areas**



## 6 Employment Sites

### Strategic Employment Areas

**6.9** The Strategic Employment Areas have been identified on the basis of the following considerations;

- our strategy for economic development, as consulted on during the Strategy & Options consultation
- supporting an arc of employment around the east of Telford
- locations with the greatest quantities and concentrations of sites available for development as identified in the Employment Land Review
- areas where there are already established employment uses, helping to increase the potential for clustering and networking of industries
- locations with good access to major road and rail networks (e.g. the M54 and the rail freight terminal), thus offering the opportunity to link with similar industries elsewhere
- areas in close proximity to places in greatest need of job creation.

### North Telford (Donnington, Hadley Park and Hortonwood)

**6.10** This area contains a significant concentration of existing businesses and industries with a large amount of employment land that is available for development. Hortonwood itself contains over 50 hectares of land that is available for employment development.

**6.11** There are major employers in this area including GKN Sankey, Epson and the Ministry of Defence. The concentration and close proximity of these industries in this area of north Telford enables clustering, networking and the sharing of knowledge and ideas.

**Picture 6.2 Employment use in Hortonwood, Telford**



**6.12** We are currently bidding for MOD Donnington to become the national logistics facility for the Ministry of Defence. The inclusion of the MOD facility within the Strategic Employment Area will support this bid by emphasising the priority for focusing investment and development in this area. This also presents new and existing businesses that are linked to the military logistics supply chain with significant opportunities for growth.

**6.13** This area has established infrastructure to support substantial employment development. This includes the Telford International Railfreight Terminal which provides opportunities for new and existing businesses to connect and distribute to economies outside the borough, both within the UK and abroad.

**Picture 6.3 Telford International Railfreight Terminal, Hortonwood**





## 6 Employment Sites

**6.14** The location of this area on the edge of Telford, with further potential development sites located beyond the current development boundary, provides potential for long term economic growth up to 2031.

**6.15** Taking in to account the transport connections and the existing businesses in this area, the preferred use classes to be prioritised here are;

- B2 (General Industry) and B8 (Storage and Distribution) in Hortonwood and MOD Donnington
- B1b (Research & Development) and B1c (Light Industry) in Hadley Park, with some B2 (General Industry) on larger sites

### Donnington Wood

**6.16** This area contains an existing employment park with a number of notable employers including Lyreco, Maiden's of Telford and Müller. There are three development sites that remain available for development in close proximity to these established businesses, totalling 20 hectares.

**6.17** Taking in to account the highway connections and existing industries in this area, the preferred use classes to be prioritised here are;

- B2 (General Industry) and B8 (Storage and Distribution)

### Central Area (Central Telford and Stafford Park)

**6.18** This area is focused on locations within close proximity to Telford town centre (broadly in line with the extent of the Central Telford Area Action Plan) and the large industrial estate at Stafford Park. Telford Town Centre's employment uses are largely comprised of offices in concentrations to the west (at Malinsgate, Telford Square and Hall Court), north (around Ironmasters Way) and east (at Grange Central) of Telford Shopping Centre.

**Picture 6.4 Central Telford offices and Telford Central Railway Station**



**6.19** Adjoining the town centre to the north east there are major transport connections at Telford Central Railway Station, the M54 and the A442/A5 Hollinswood Interchange. Beyond these are further office buildings at Euston Way, Stafford Court and Central Park.

**6.20** The employment uses become more industrial to the east of the area, within Stafford Park Industrial Estate. Although there is no longer any available development land that has been identified as remaining within Stafford Park, there do continue to be opportunities for growth and development in this area through the reuse and redevelopment of existing buildings.

**Picture 6.5 Employment use in Central Telford**



**6.21** Taking into account the existing industries in these areas and their central location and good transport connections, the following uses are preferred here;



## 6 Employment Sites

- B1a (Offices) and B1b (Research and Development) in Central Telford
- B1c (Light Industry), B2 (General Industry) and B8 (Storage and Distribution), with B1b (Research and Development) in Stafford Park

### Halesfield

**6.22** Halesfield is one of the earliest employment areas to have been developed in Telford under the New Town programme and some of its older premises are now in need of renewal. It continues to provide a supply of vacant land for employment development, totalling 15 hectares, so there is potential to bring new development and industries to revitalise this established employment area, as well as supporting the growth and expansion of existing businesses. This area has direct access to the trunk road network via the A442 and is located within 5 minutes drive from the M54. There is also an existing railway line adjoining to the west.

**6.23** The preferred employment uses in this area are as follows;

- B1c (Light Industry), B2 (General Industry) and B8 (Storage and Distribution), with some limited B1b (Research and Development)

### Newport (North and South)

**6.24** Newport contains two Strategic Employment Areas focused around Audley Avenue and Plough Lane. The Audley Avenue area is currently the subject of a number of proposals for redevelopment which may potentially see some employment land and buildings changing to other uses as well as some additional new employment development. We commissioned a study to understand the implications of these proposed changes on the need for and supply of

employment development in the town<sup>(1)</sup>. This study identified a need for approximately 8 to 9 hectares of employment land in Newport.

**6.25** Our preferred approach is to protect and consolidate the existing employment uses in the Audley Avenue area to contribute towards this identified need for additional employment land. In addition, outline planning permission has been granted for 4.5 hectares of employment land as part of a mixed use development east and west of Station Road in the southern part of Newport. Further opportunities for employment development include two sites to the north of Newport that have the potential to help meet this need.

**6.26** The preferred employment uses in Newport are as follows;

- B1b (Research and Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage and Distribution)

### Telford 54

**6.27** Telford 54 has two high technology industrial units (Synnax/Mitac and Trac) and 30 hectares of development land available over four sites. The area is currently being marketed for advanced automotive supply chain industries, highlighting its close proximity and good access to the M54 and potential to link with the i54 development, 12 miles east of Telford. It also has excellent connections to the A442 and is adjacent to the existing railway line to Birmingham and beyond.

**6.28** The preferred employment uses in this area are as follows;

- B1b (Research and Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage and Distribution)

1 Peter Brett Associates LLP (November 2013) *Newport: The Need for Employment Land*

## 6 Employment Sites

6

### 6.1 Proposed Employment Sites

**6.29** Sites presented in this section have been identified as having potential for employment development; the borough has over 600 acres of land available for employment. The sites are predominantly located within the sub-groupings of the Strategic Employment Areas as described above, however there are also a small number of proposed sites located outside these areas.

**6.30** Parish and Town Council area boundaries are shown on each of the maps to enable easier identification of the area that each employment site falls within and also allows comparisons to be made with the housing sites.

**6.31** At this stage none of these employment sites have been ruled out as proposed development sites but their future employment use and likely delivery timescales have been identified.

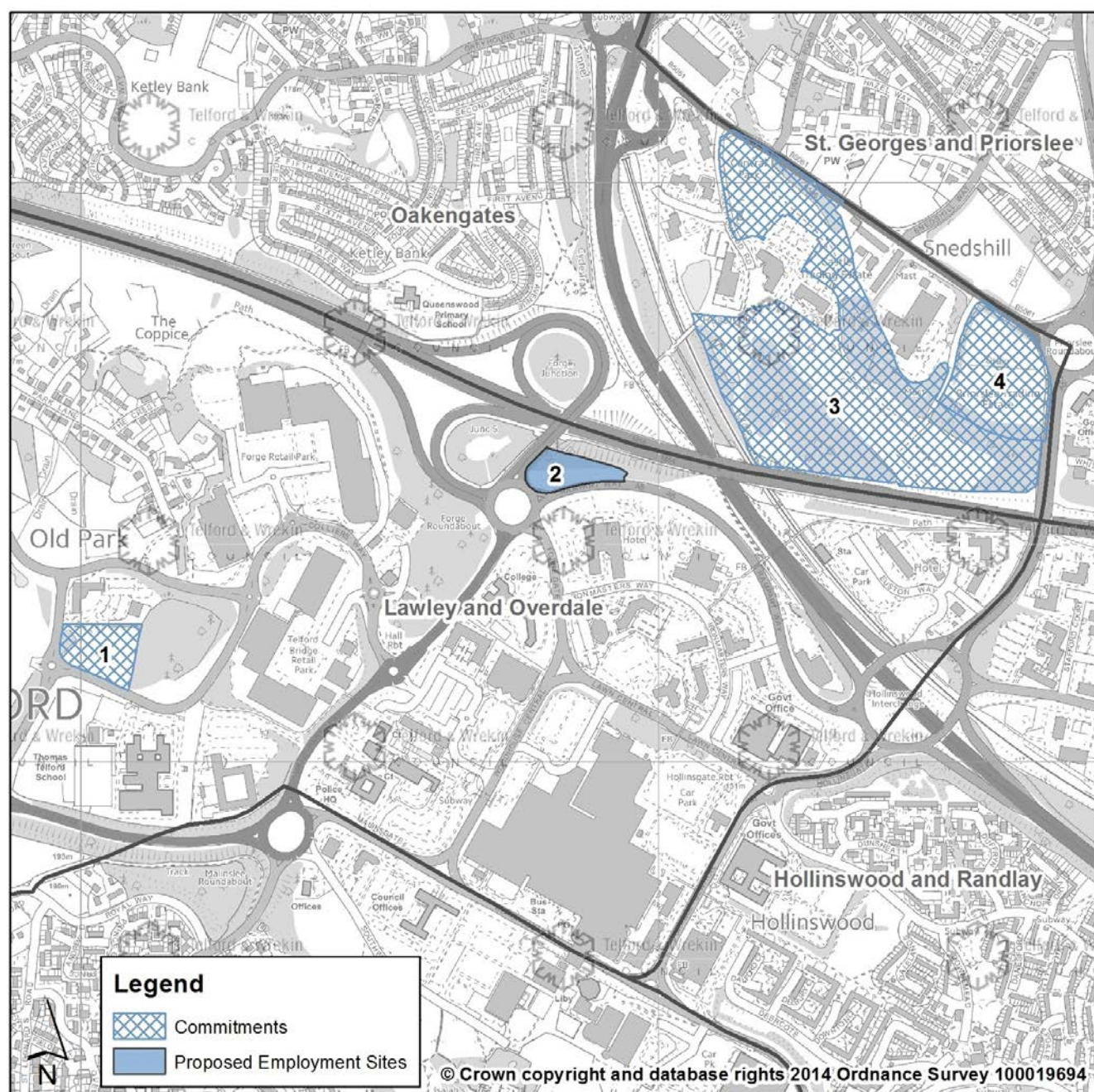
**Picture 6.6 Transport links in Central Telford**



## 6 Employment Sites

### Central Telford

Map 6.2 Central Telford Employment Sites



**6.32** The committed sites shown on this map are those that already have planning approval for employment generating uses. They are shown for information and are not subject to comments during this consultation period.



## 6 Employment Sites

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**Table 24 Employment Sites in Central Telford**

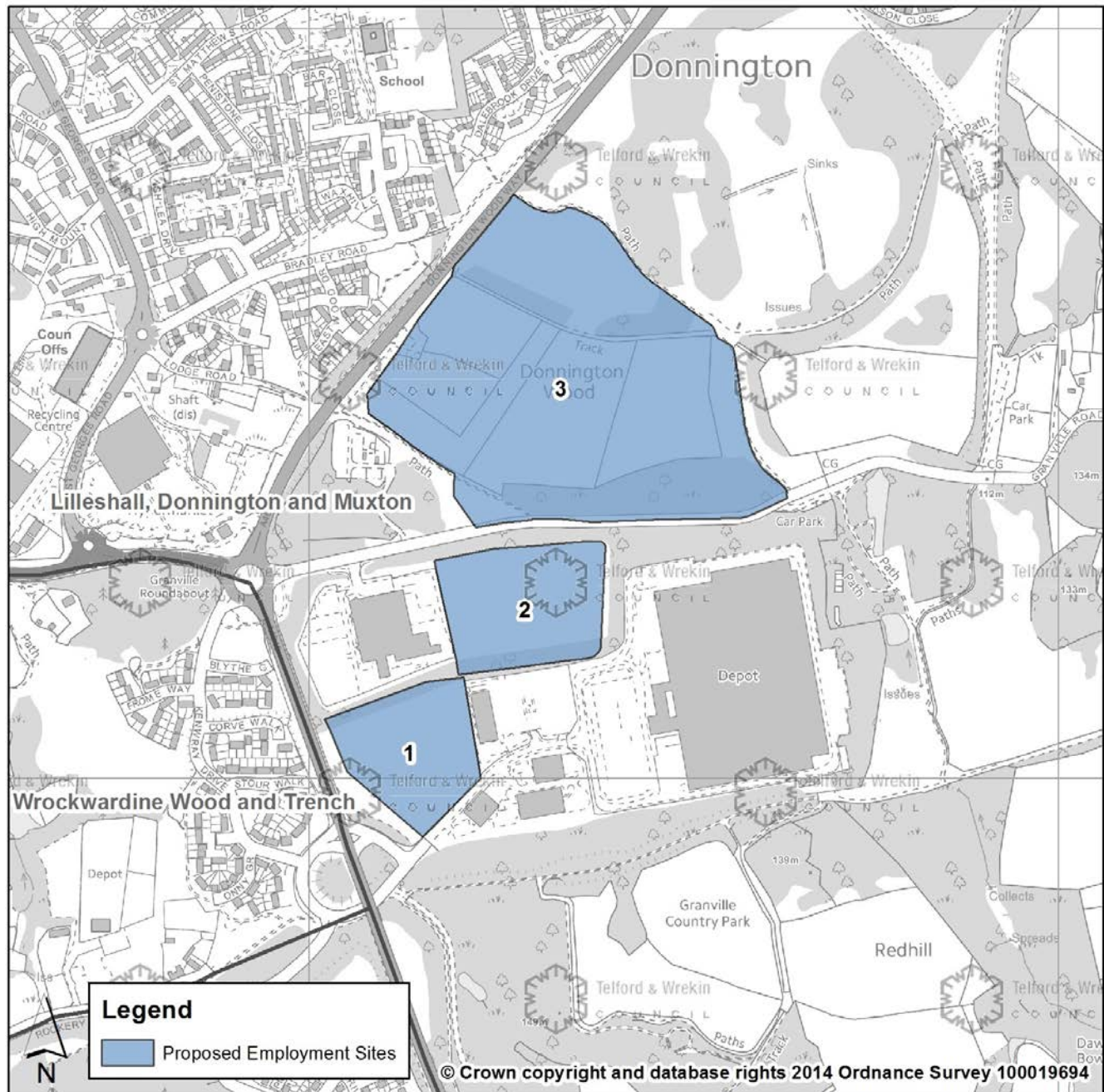
Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Central Telford	1	Colliers Way	1.16	B1a (offices)  Other town centre uses will also be appropriate	1 to 5
	2	Rampart Way	0.82	B1a (offices)  Other town centre uses will also be appropriate	5 to 10
	3	Hollinswood Road	14.62	B1a (offices)  B1b (research & development)  Other town centre uses will also be appropriate	1 to 5
	4	Telford Way	3.13	B1a (offices)  Other town centre uses will also be appropriate	1 to 5

**6.33** Sites 1, 3 and 4 are currently allocated for B1a office uses within the Central Telford Area Action Plan. They therefore already have the policy framework to support their delivery in the short term. These allocations could be taken forward in to the Shaping Places Local Plan or a different mixture of allocated sites may be appropriate. At present, these are the only sites that the Council has been made aware of that are located close to a town centre and are therefore appropriate for B1(a) office development and other town centre uses.

# 6 Employment Sites

## Donnington Wood

Map 6.3 Donnington Wood Employment Sites



## 6 Employment Sites

**Table 25 Employment Sites in Donnington Wood**

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Donnington Wood	1	Deer Park Court	2.73	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	2	Granville Road	3.29	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	3	Land at Donnington Wood Way/Granville Road	15.57	B2 (general industrial) B8 (storage & distribution)	1 to 5

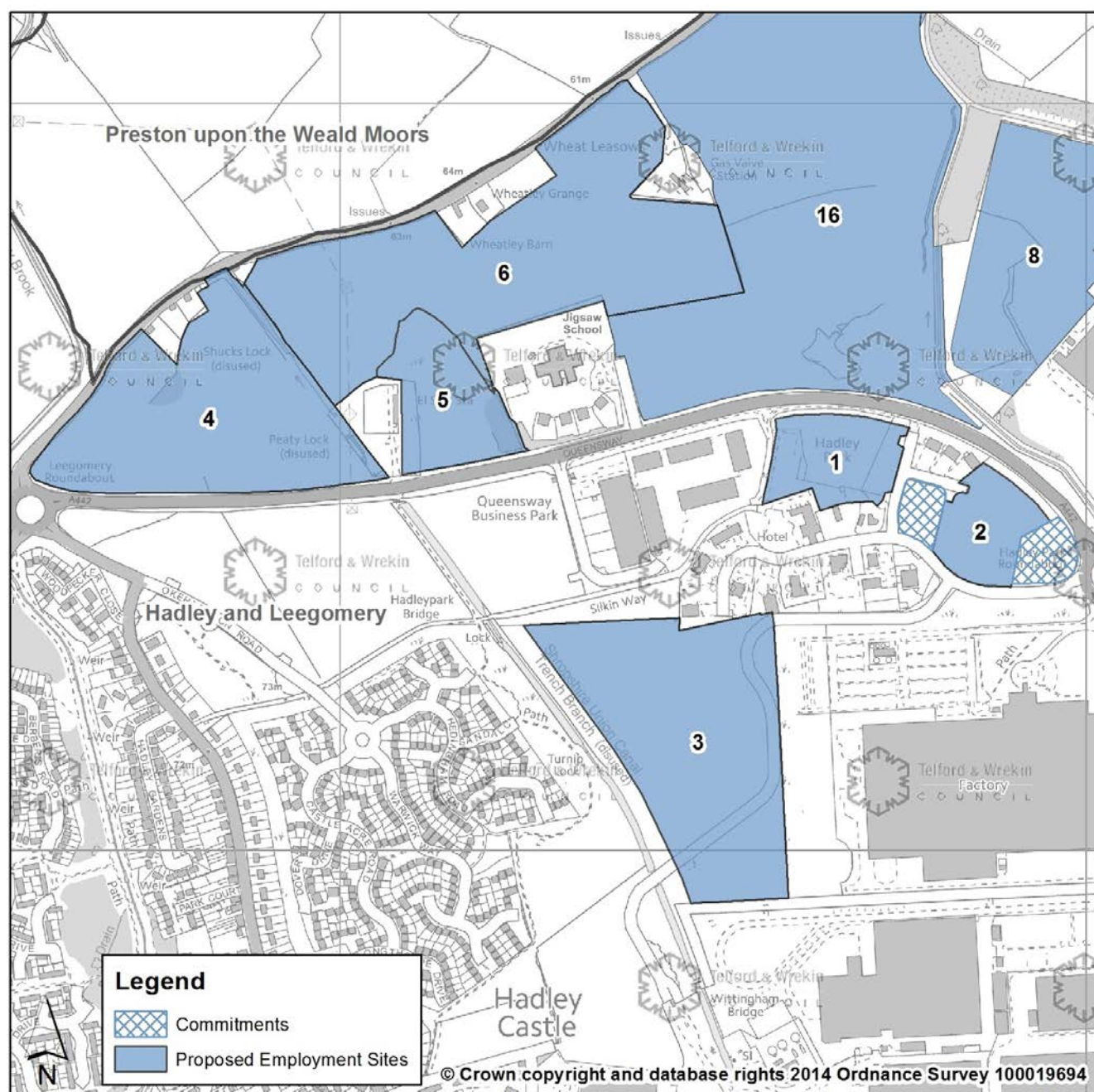
**6.34** These sites are identified on the Wrekin Local Plan Proposals Map (2000) and have approval for employment use under the New Towns Act (1981) Section 7.1.



## 6 Employment Sites

### Hadley Park

Map 6.4 Hadley Park Employment Sites



**6.35** The committed sites shown on this map are those that already have planning approval for employment generating uses. They are shown for information and are not subject to comments during this consultation period.

## 6 Employment Sites

**Table 26 Employment Sites in Hadley Park**

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Hadley Park	1	Hadley Park East	1.9	B1b (research & development) B1c (light industrial)	1 to 5
	2	Hadley Park East	1.55	B1b (research & development) B1c (light industrial)	1 to 5
	3	Hadley Park East	8.32	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	4	Land North of A442 Queensway	7.87	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	5 to 10
	5	Land North of A442 Queensway	2.47	B1b (research & development) B1c (light industrial) B8 (storage & distribution) Sui Generis uses	5 to 10
	6	Land at Wheat Leasowes	11.5	B1b (research & development) B1c (light industrial)	5 to 10

## 6 Employment Sites

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
				B8 (storage & distribution) Sui Generis uses	
Hortonwood	8	The details for these sites are shown in the Hortonwood table			
	16				

**6.36** Sites 1, 2 and 3 are currently shown on the Wrekin Local Plan proposals map as committed employment sites. This is because they were subject to approval for industrial development under the New Towns Act (1981) Section 7.1. Sites 4 and 5 provide opportunities for longer term development in this area of Telford.

**6.37** Sites 1 and 2 have been identified as being most appropriate for B1b and B1c development as this would complement the existing development in Hadley Park. Sites 3 and 4 are larger and are therefore capable of accommodating a wider range of employment uses. Sites 5 and 6 would provide logical extensions to the current uses in Hadley Park.

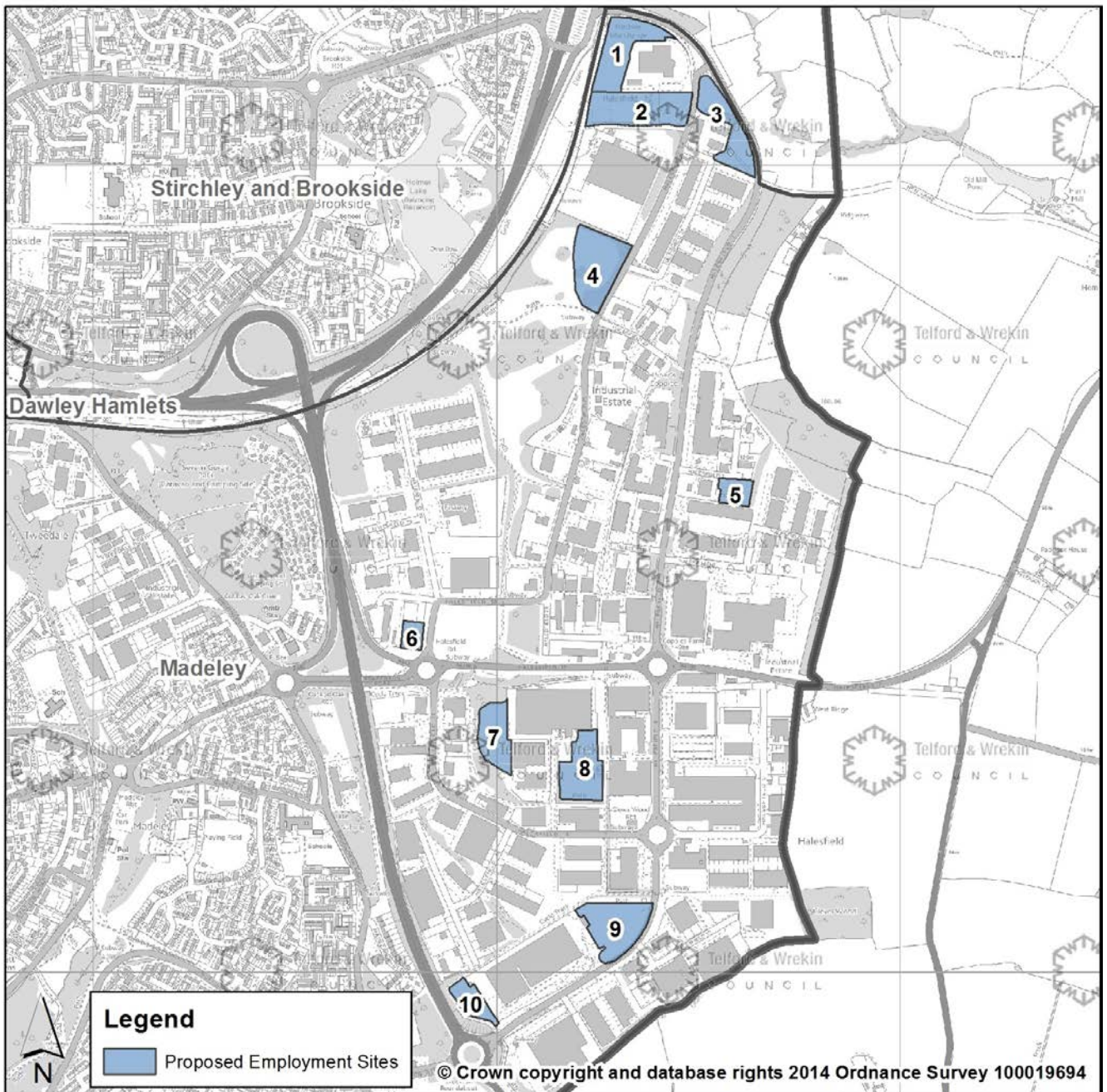


## 6 Employment Sites

6

## Halesfield

Map 6.5 Halesfield Employment Sites



## 6 Employment Sites

**Table 27 Employment Sites in Halesfield**

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Halesfield	1	Halesfield 25	1.64	B1c (light industrial) B2 (general industrial)	1 to 5
	2	Halesfield 25	2.03	B1b (research & development) B1c (light industrial)	1 to 5
	3	Halesfield 1	1.37	B1b (research & development) B1c (light industrial)	1 to 5
	4	Halesfield 24	1.96	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	5	Halesfield 2	0.5	B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	6	Halesfield 18	0.35	B1c (light industrial)	1 to 5
	7	Halesfield 15	1.13	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	8	Halesfield 15	1.46	B1b (research & development) B1c (light industrial) B2 (general industrial)	1 to 5

## 6 Employment Sites

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
				B8 (storage & distribution)	
	9	Halesfield 10	1.77	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	10	Halesfield 10	0.61	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5

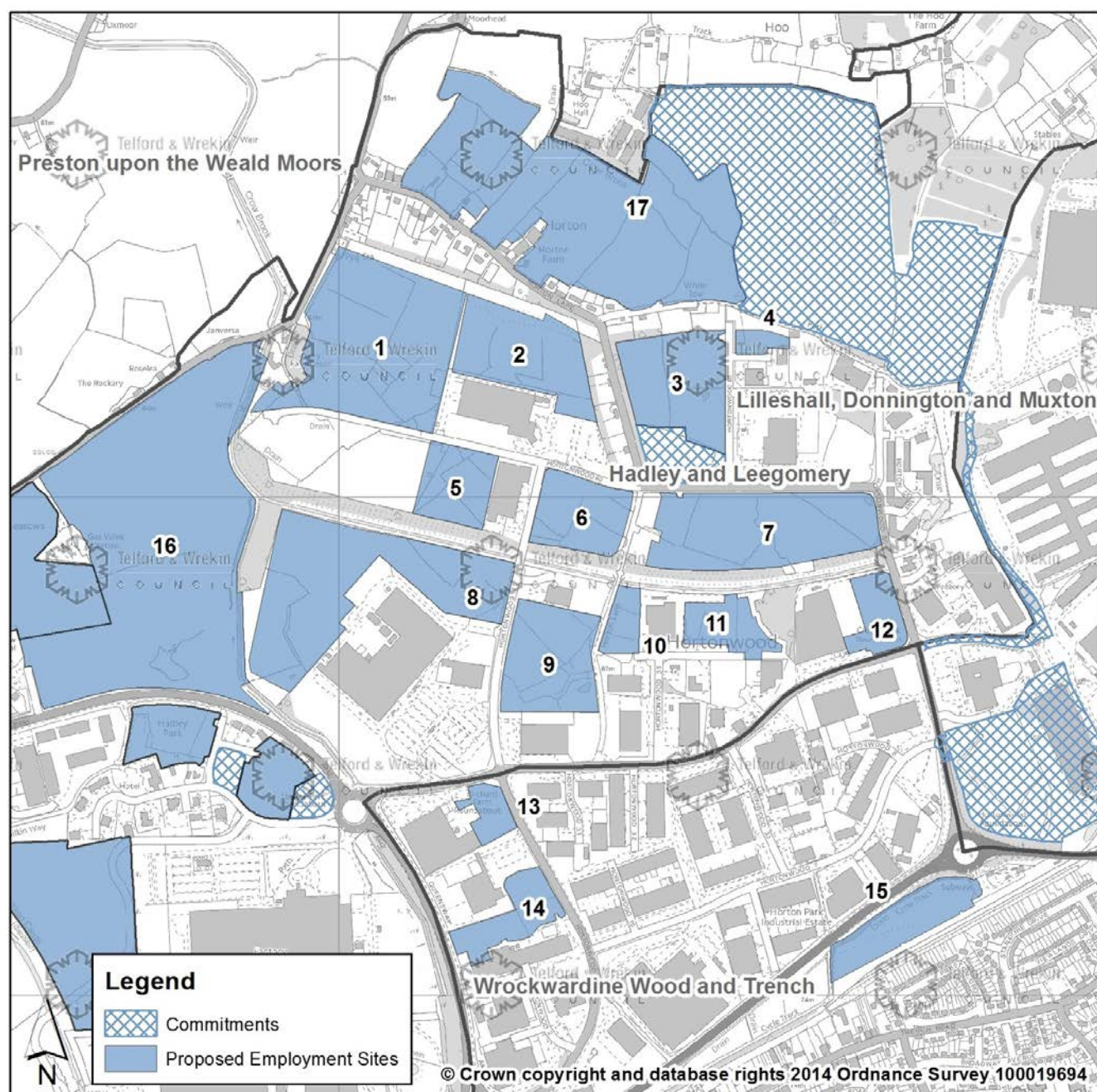
**6.38** Halesfield contains a large number and wide range of vacant development sites in varying ownerships. Most of these have been identified as being appropriate for all types of employment use, excepting offices. The existing industrial uses in Halesfield are also quite wide ranging, from smaller scale industrial units to larger scale factories and warehouses. The potential use of sites 1, 2, 3, 5 and 6 have been limited to smaller scale industrial development due to their smaller site size.



## 6 Employment Sites

### Hortonwood

Map 6.6 Hortonwood Employment Sites



**6.39** The committed sites shown on this map are those that already have planning approval for employment generating uses. They are shown for information and are not subject to comments during this consultation period.

**6.40** Sites in Hadley Park are shown without reference numbers for information. These sites are detailed in the Hadley Park section above.

## 6 Employment Sites

Table 28 Employment Sites in Hortonwood

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Hortonwood	1	Hortonwood 45	9.24	B2 (general industrial) B8 (storage & distribution)	1 to 5
	2	Hortonwood 45	4.14	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	3	Hortonwood 65	4.02	B2 (general industrial) B8 (storage & distribution)	1 to 5
	4	Hortonwood 66	0.44	B1c (light industrial) B8 (storage & distribution)	1 to 5
	5	Hortonwood 45	2.15	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	6	Hortonwood 40/45	2.58	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	7	Hortonwood 60	6.34	B1c (light industrial) B2 (general industrial)	1 to 5

## 6 Employment Sites

Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
			B8 (storage & distribution)	
	8	Epson (UK) Ltd	8.5 B2 (general industrial) B8 (storage & distribution)	1 to 5
	9	Hortonwood 40	3.76 B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	10	Hortonwood 35	0.86 B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	11	Hortonwood 35	1.55 B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	12	Hortonwood 50	1.38 B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5



## 6 Employment Sites

6

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
	13	Hortonwood 1	0.82	B8 (storage & distribution)	1 to 5
	14	Hortonwood 1	1.85	B2 (general industrial)	1 to 5
	15	Land at Telford International Railfreight Terminal	2.48	B8 (storage & distribution)	5 to 10
	16	Wheat Leasowes	21.72	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	5 to 10
	17	Land at Horton	16.73	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	10 to 15

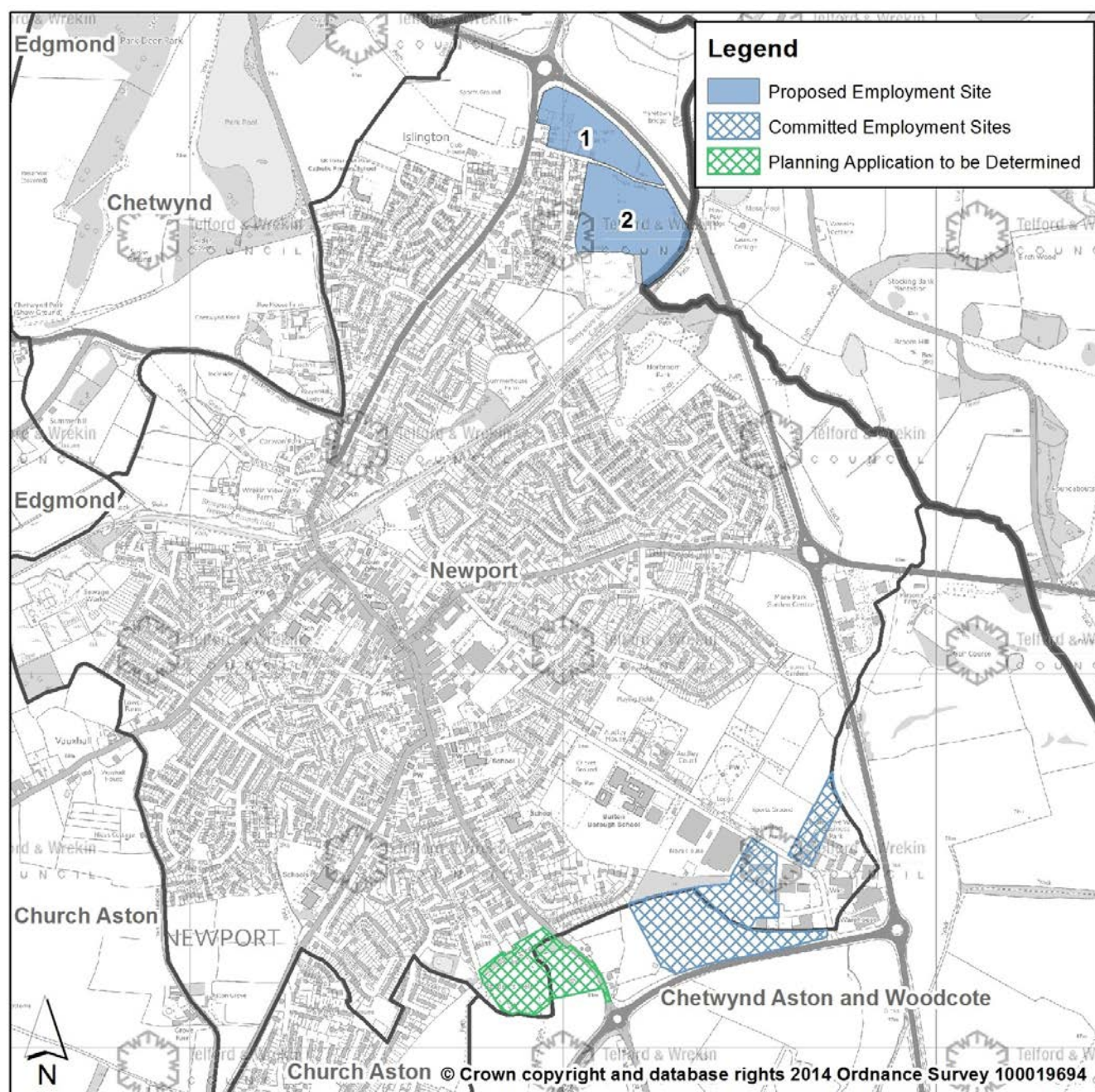
**6.41** Hortonwood provides the largest single supply of potential employment development land out of all the areas identified within the Employment Land Review, totalling over 50 hectares. As with Halesfield, there are already a wide range of existing industrial uses from smaller scale industrial units to larger format factories and warehouses. There are a greater range of warehousing and distribution industries here and the presence of the Telford International Railfreight Terminal suggests that promoting the development of B8 industries in this area may be particularly appropriate.

**6.42** Sites 16 provides an opportunity for short to medium term employment development and site 17 provides an opportunity for longer term employment development, both are logical extensions of Hortonwood.

## 6 Employment Sites

### Newport (North and South)

Map 6.7 Newport (North and South) Employment Sites



**6.43** The committed sites shown on this map are those that already have planning approval for employment generating uses. They are shown for information and are not subject to comments during this consultation period.

## 6 Employment Sites

6

**Table 29 Employment Sites in North Newport**

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Newport	1	Land at Plough Lane	3.78	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	5 to 10
	2	Land at Plough Lane	6.07	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	5 to 10

**6.44** A recent study<sup>(2)</sup> on employment land in Newport identified a need for approximately 8 to 9 hectares of employment development land in the town over the next plan period. This is over and above the amount of land that is already built or committed for development.

**6.45** Further land will therefore need to be identified in Newport to be considered for allocation. At this stage the Council has identified two sites in the north of Newport that would be large enough to accommodate this land requirement. These are both located in close proximity to the A41 bypass and the A519 and they can be considered alongside the adjoining proposed housing sites to the south (sites 485 and 907 as shown on the Newport housing map) in order to deliver a mixed use development to the north of Newport.

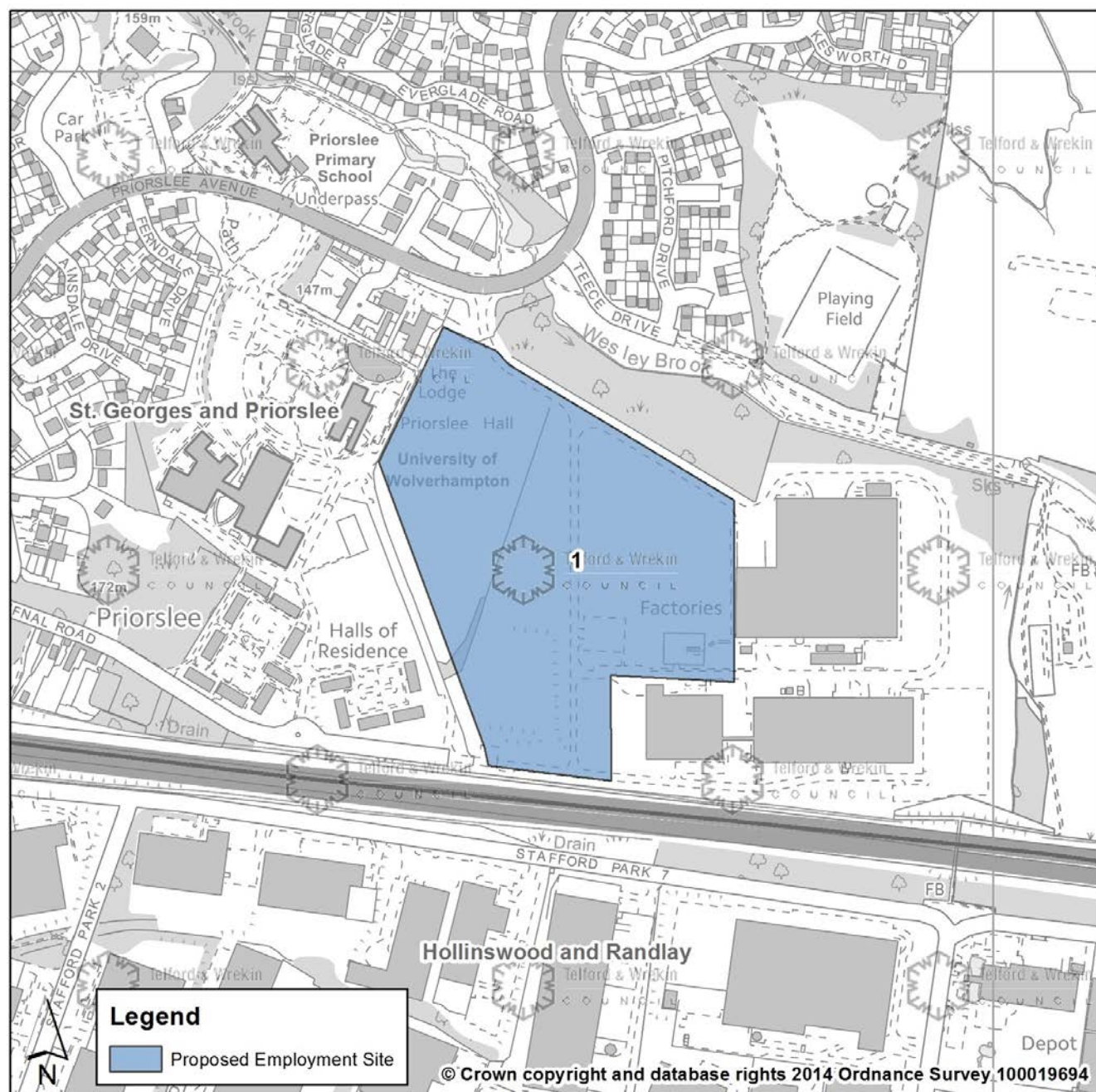
**6.46** As part of this consultation, the Council is inviting you to tell us about any site that you think we should consider that we have not already done so. Using the response form please provide information on any site within Newport that may have potential for employment use. The suggested site will be assessed and subject to the outcome of this, used to inform the next stage of the site allocations process and Draft Local Plan.



# 6 Employment Sites

## Priorslee

Picture 6.7 Employment Sites in Priorslee



## 6 Employment Sites

6

**Table 30 Employment Site in Priorslee**

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Priorslee	1	Land between Shifnal Road and Priorslee Avenue	9.09	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5

**6.47** This site would provide future expansion land for the existing adjoining employment use.

## 6 Employment Sites

### Rural Area

Map 6.8 Rural Area Employment Sites





## 6 Employment Sites

**Table 31 Employment Sites in the Rural Area**

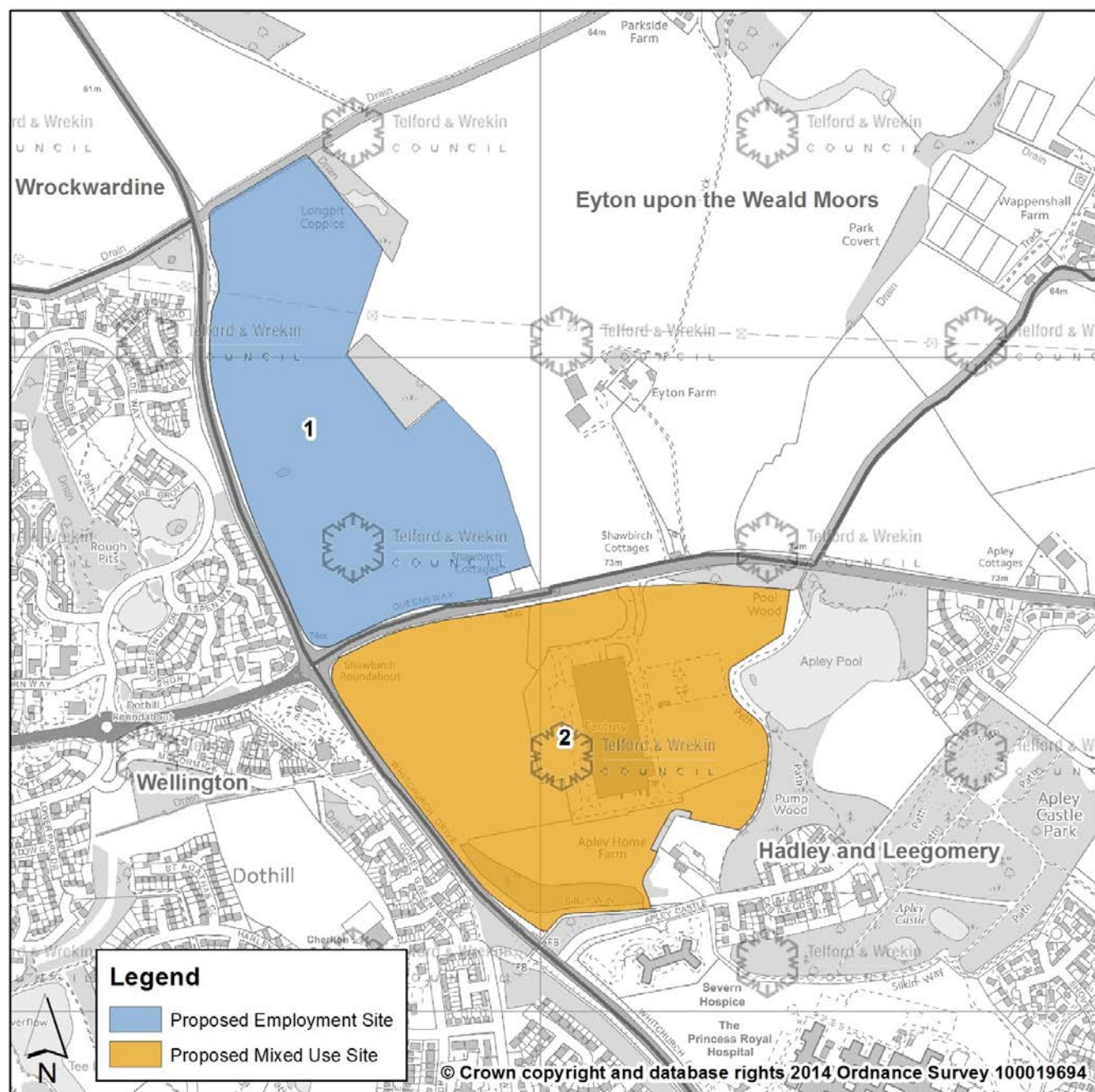
Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Rural Area	1	Dairy Crest, Crudgington	6.59	B1b (research & development) B1c (light industrial) B8 (storage & distribution) As part of a mixed use scheme, along with residential	1 to 5
	2	Former Sugar Beet Factory Site, Allscott	1.34	B1b (research & development) B1c (light industrial) Located adjacent to residential development	1 to 5

**6.48** These are two rural sites that have potential to accommodate employment development. They are both due to become available for development as a result of business closure or consolidation and they are both associated with existing rural settlements. The potential development of these sites would need to be considered against the implications of development on the wider rural landscape and associated land uses. Given their location they would be suitable for smaller scale employment development.

# 6 Employment Sites

## Shawburch

Map 6.9 Shawburch Employment Sites



## 6 Employment Sites

**Table 32 Employment Sites in Shawburch**

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Shawburch	1	Land off A442 Queensway	20.15	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	2	Land at A442/A5223	23.96	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)  As part of a mixed use scheme, along with residential	1 to 5

**6.49** Both of these sites are currently shown as committed sites for employment development on the Wrekin Local Plan proposals map. Both are large, vacant sites that are capable of accommodating most types of employment development - from smaller industrial units to larger format factories and warehouses. Although they are located outside the strategic employment areas there is already the large Maxell factory building adjoining the southern site.

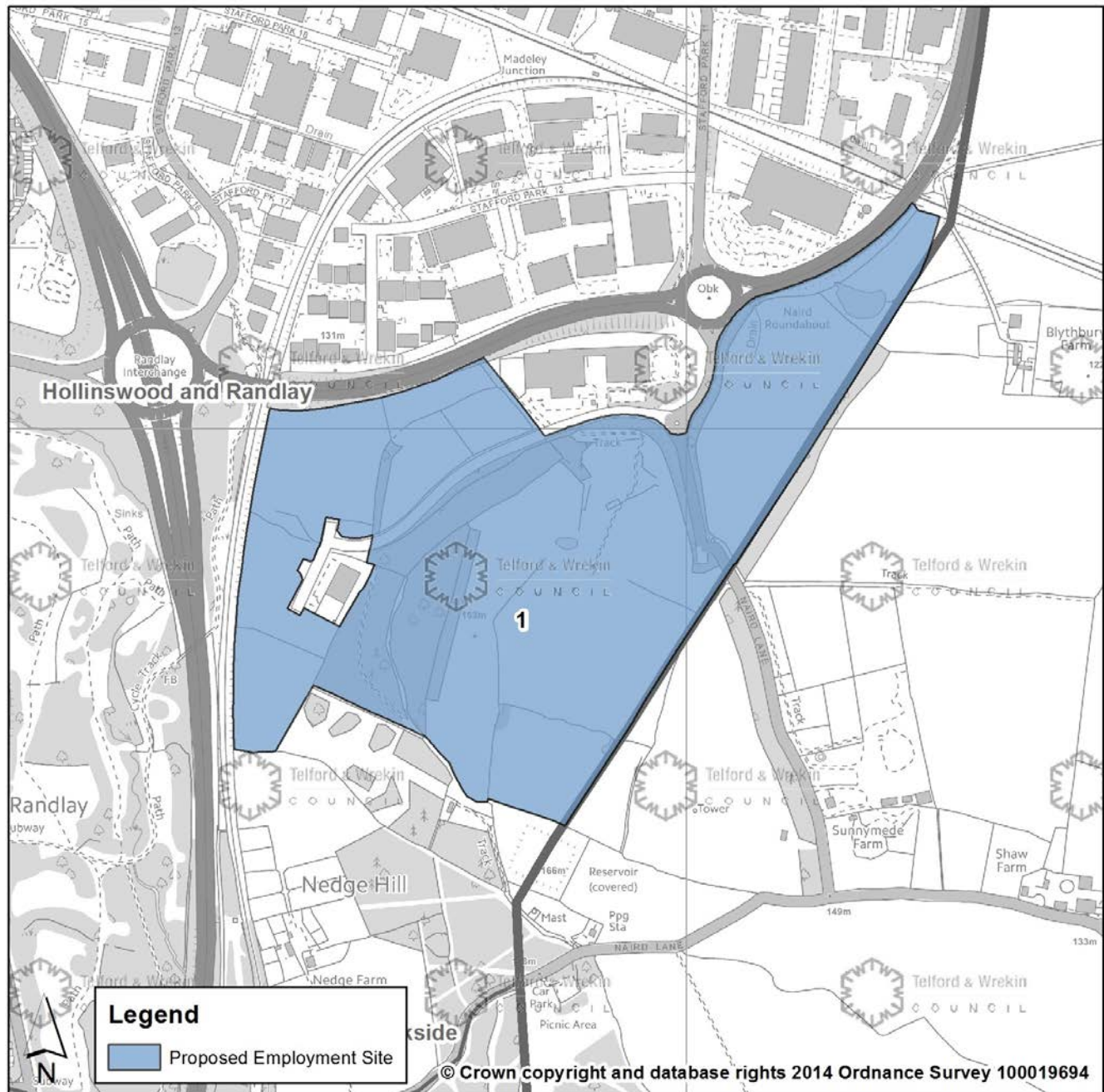
**6.50** Site 2 is also identified as a proposed housing site (SHLAA identification 500), so it could be brought forward as a mixed use allocation.



# 6 Employment Sites

## Telford 54

Map 6.10 Telford 54 Employment Site



## 6 Employment Sites

**Table 33 Employment Site at Telford 54**

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Telford 54	1	Naird Lane	38.13	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5

**6.51** This area is currently identified as committed for employment use on the Wrekin Local Plan proposals map, as it was subject to approval for industrial development under the New Towns Act (1981) Section 7.1. Most of this land is in HCA ownership. Telford 54 is currently being marketed to maximise potential development opportunities associated with the i54 development 12 miles east of the site. Automotive supply chain industries in any employment use class (excluding B1a office use) are therefore considered as appropriate in this area.

## 6 Employment Sites



## 7 Appendix 1: Map 4.1

7

### 7 Appendix 1: Map 4.1

## 7 Appendix 1: Map 4.1

### NOTE FOR PRINT ROOM

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## 8 Appendix 2: Map 5.1

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### 8 Appendix 2: Map 5.1

## 8 Appendix 2: Map 5.1

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## 9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

### 9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

Please note that where a Parish or Town Council area does not have any proposed sites within it, the Parish/Town Council area is not shown.

KEY	
Proposed Housing Sites	
Proposed Employment Sites	
Proposed Mixed Use Sites	

**Table 34 Housing, Employment and Mixed Use Sites by Parish**

PARISH	REF NO	ADDRESS
Chetwynd	45	Land south of 13 Sambrook
Chetwynd Aston & Woodcote	342	Land at Chartley, Newport
	597	Land to rear of Willow Tree Cottage, Station Road, Newport
Dawley Hamlets	65	Land off Majestic Way, Aqueduct
	135	Farm Lane 2, Horsehay
	372	Plot D, Pool Hill Road, Dawley
Ercall Magna	8	Land off Park Lane, High Ercall
	434	High Ercall North
	523	Sunnycroft
Eyton upon the Weald Moors	Shawbirch 1	Land off A442 Queensway
Great Dawley	732	The Former Phoenix School
	909	Southwater
Hadley & Leegomery	500 / Shawbirch 2	Maxell Expansion Land / Land at A442/A5223
	506	Apley Home Farm
	Hadley Park 1	Hadley Park East
	Hadley Park 2	Hadley Park East
	Hadley Park 3	Hadley Park East
	Hadley Park 4	Land North of A442 Queensway
	Hadley Park 5	Land North of A442 Queensway

## 9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

PARISH	REF NO	ADDRESS
	Hadley Park 6	Land at Wheat Leasowes
	Hortonwood 1	Hortonwood 45
	Hortonwood 2	Hortonwood 45
	Hortonwood 3	Hortonwood 65
	Hortonwood 4	Hortonwood 66
	Hortonwood 5	Hortonwood 45
	Hortonwood 6	Hortonwood 40/45
	Hortonwood 7	Hortonwood 60
	Hortonwood 8	Epson (UK) Ltd
	Hortonwood 9	Hortonwood 40
	Hortonwood 10	Hortonwood 35
	Hortonwood 11	Hortonwood 35
	Hortonwood 12	Hortonwood 50
	Hortonwood 16	Wheat Leasowes
	Hortonwood 17	Land at Horton
Hollinswood & Randlay	379	Nedge Hill Farm
	Telford 54 1	Naird Lane
Ketley	67	Land between Holyhead Road and Ley Brook
	525	88-102 Potters Bank, Holyhead Road, Ketley
Lawley & Overdale	63	Land at Old Park Roundabout
	95	Hall Park car park off Hall Park Way
	445	Lawley Drive
	569	Lawley Village North - Phase IV
	591	Lawley Village North - Phase III
	613	Lawley Village West - Phase II
	671	Land at Rock Road, The Rock
	908	Land north of Synders Way, Lawley

## 9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

PARISH	REF NO	ADDRESS
	Central Telford 1	Colliers Way
	Central Telford 2	Rampart Way
Lilleshall, Donnington & Muxton	144	Land South of New Trench Road, Donnington
	351	Site 88, Wellington Road, Donnington
	363	Land at Church Road, Lilleshall
	401	Land adjacent to Wellington Road, Donnington
	482	Land at Station Road, Donnington
	504	Donnington Farm
	508	Land North of New Trench Road, Donnington
	658	Land north of Redhill, Watling Street
	771	Land at, Church Road, Lilleshall
	901	Land North of A518, Donnington, Telford
	902	Land South of A518, Donnington, Telford
	Donnington Wood 1	Deer Park Court
	Donnington Wood 2	Granville Road
	Donnington Wood 3	Land at Donnington Wood Way / Granville Road
Madeley	233	West of Ironbridge Road
	255	Overspill Car park, Legges Way, Madeley
	378	West of, Beech Road
	461	Site at Lees Farm Drive, Madeley
	514	Former Madeley Court School Site
	910	Wildwood Development Site, Woodside
	Halesfield 1	Halesfield 25
	Halesfield 2	Halesfield 25
	Halesfield 3	Halesfield 1
	Halesfield 4	Halesfield 24
	Halesfield 5	Halesfield 2

## 9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

PARISH	REF NO	ADDRESS
	Halesfield 6	Halesfield 18
	Halesfield 7	Halesfield 15
	Halesfield 8	Halesfield 15
	Halesfield 9	Halesfield 10
	Halesfield 10	Halesfield 10
Newport	485	Land south of Beechfields Way
	907	Land to Rear of Beechfields Way, Newport
	Newport 1	Land at Plough Lane
	Newport 2	Land at Plough Lane
Oakengates	164	Land adjacent to Teagues Bridge Primary School, Capewell Road
	197	Land off Wombridge Road, Wombridge
	775	Former Church, Main Road, Ketley Bank
	Central Telford 3	Hollinswood Road
	Central Telford 4	Telford Way
Rodington	353	Site 114, Rodington
	354	Site 113, Rodington
	716	Land at Fairways, Rodington Heath
	751	Land to the rear of Emlea, Rodington
St. Georges & Priorslee	264	West of Campus, Shifnal Road, Priorslee
	370	Daisy Bank Drive, St Georges, Donnington
	386	Woodhouse, Priorslee
	Priorslee 1	Land between Shifnal Road and Priorslee Avenue
Stirchley & Brookside	605	Land south of the Nedge, Phase I
	607	Land south of the Nedge, Phase IV
	608	Land south of the Nedge, Phase III



## 9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

PARISH	REF NO	ADDRESS
	612	Land south of the Nedge, Phase II
	912	The Former Swan Centre, Grange Avenue, Stirchley
The Gorge	375	Beeches Hospital
	603	Land adjacent to The Beeches Hospital
Tibberton & Cherrington	457	Plantation - 5, Tibberton
	509	Opposite Tibberton Shop
	552	Sutherland farm Tibberton
	580	Plantation - 1, Tibberton
	582	Plantation - 3, Tibberton
	583	Corner of Plantation Road and Back Lane, Tibberton
	734	Site 2 at Sutherland Farm, Tibberton
Waters Upton	43	Land east of Hanford Terrace - Site 4 Catsbitch Lane
	404	Land south at Chapel House, Crudgington
	406	Land south Site 3, White House Farm Waters Upton
	635	Land south of White House Farm Waters Upton
	900 / Rural Area 1	Land at Crudgington
Wellington	356	Former Arriva Bus Depot, Charlton Street, Wellington
	661	Land off North Road, Wellington
	748	The Charlton School, Severn Drive, Dothill
Wrockwardine	380	Land west of Brandon Avenue
	487	Land east of Bratton Road
	694	Former Sugar Beet Factory Site, Allscott
	Rural Area 2	Former Sugar Beet Factory Site, Allscott

## 9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

PARISH	REF NO	ADDRESS
Wrockwardine Wood and Trench	118	Sutherland School, Gibbons Road
	Hortonwood 13	Hortonwood 1
	Hortonwood 14	Hortonwood 1
	Hortonwood 15	Land at Telford International Railfreight Terminal



