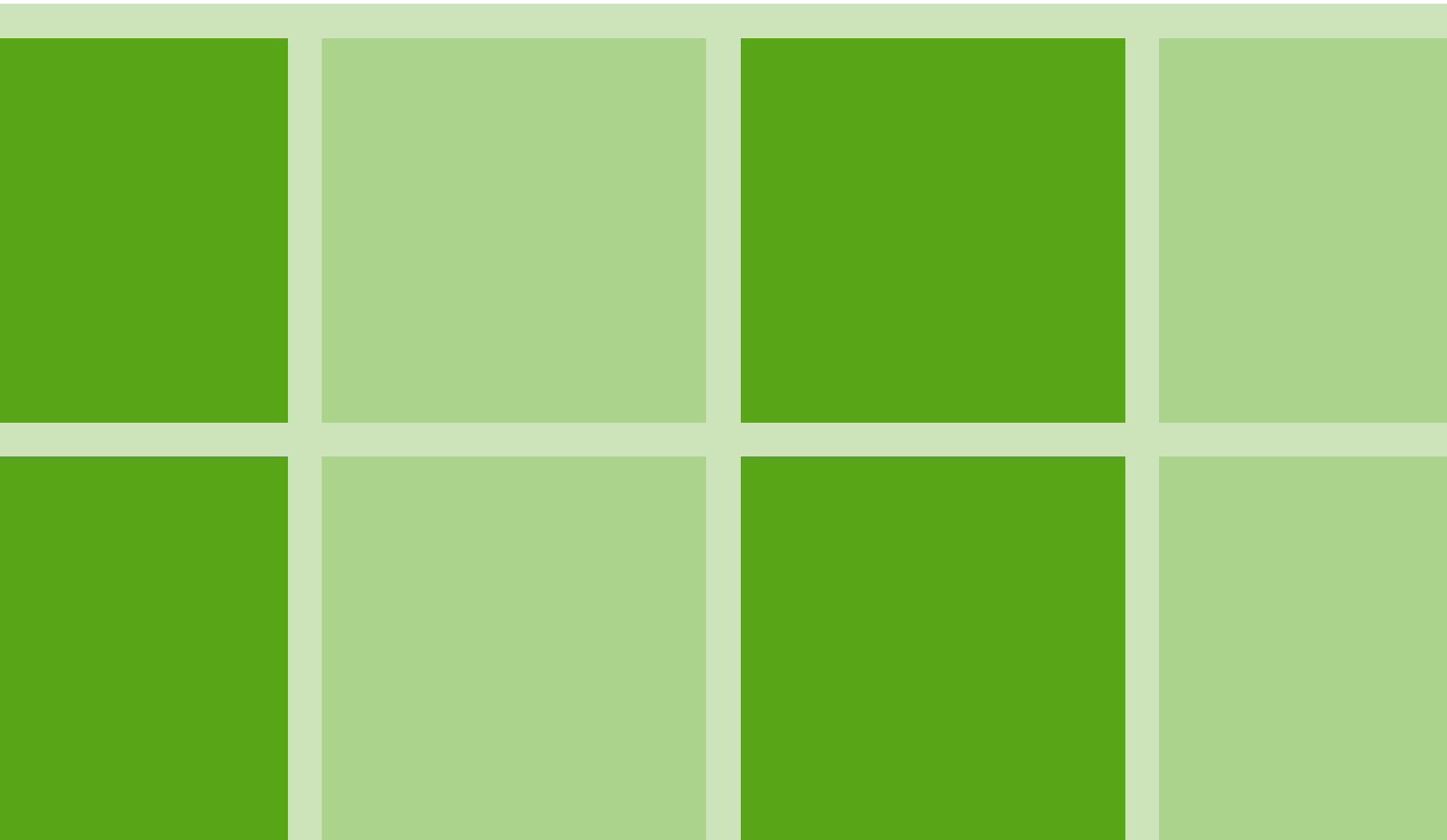


Telford & Wrekin Strategic Housing Land Availability Assessment (update 2016)



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1 Introduction

1.1 National policy⁽¹⁾ requires all local planning authorities to undertake a Strategic Housing Land Availability Assessment (SHLAA) to establish *realistic assumptions* about the availability, suitability, and the likely *achievability* of sites to meet the identified need for housing over the plan period. The update has been prepared at a point in time (August 2016).

1.2 The purpose of this report is to present a technical update of the SHLAA for Telford & Wrekin previously issued in 2012. The update sets out a refreshed site assessment incorporating available evidence, including updated site information as well as an analysis on achievability of sites carried out in 2014⁽²⁾.

1.3 In summary, the main changes are due to the following factors:

- consolidation of the existing evidence base, including information from recent evidence studies;
- incorporation of the *call for sites* process carried out in 2014;
- incorporation of sites promoted through the local plan consultation process (at Regulation 18 and 19 stages) in 2015 and 2016;
- update of the policy considerations assessment, including measures against emerging local plan policy and other relevant local factors, for example the made Waters Upton and Madeley Neighbourhood Development Plans (NDP);
- update of the planning status of all sites (i.e. planning permission);
- where appropriate, minor amendments have been made to site capacities and assumed timescales on basis of the latest available information;
- application of advice set out in the Planning Practice Guidance (PPG) issued in April 2013, as appropriate.

1.4 The main output from the update is the assessment of sites judged to be *deliverable* and *developable*. The update also gives an indication of the scale of potential supply from these category of sites, based on the assumptions applied during the assessment.

1 Set out in paragraph 159 of the National Planning Policy Framework

2 Telford and Wrekin SHLAA Viability Study (2014), Peter Brett Associates

1 Introduction

1.5 Given that this report presents an updated SHLAA that post-dates the local plan submission, one of the key benefits of presenting this information at this point is to ensure that the relevant information is available to all parties involved in the examination of the local plan, as well other interested parties.

2 Site assessment

2.1 As well as indicating the possible location of housing sites, the SHLAA update report assesses the *deliverability*⁽³⁾ of these sites based on three criteria, namely, whether the site is: *available*, *suitable* and *achievable*. The process has covered these criteria in a discrete fashion, beginning with *suitability*, followed by *availability*, and lastly *achievability*. Therefore, if a site is deemed *unsuitable* then that site not been assessed any further.

2.2 An important aspect of the update is the exclusion of a number of sites from the full assessment, for two reasons. Firstly, in previous SHLAA processes, all sites put forward by landowners and others parties were included in the SHLAA list without any initial discounting. However, as part of the update, the Council has excluded those sites less than 0.5 hectare. This is to ensure that the updated SHLAA is *strategic* in nature, rather than being a form of urban capacity study which assesses all potential sources of land. The excluded sites are set out in Appendix 6.1.

2.3 Secondly, those sites with an extant planning permission for new dwellings have also been excluded from the update, in line with previous SHLAAs. These sites are also specifically identified in Appendix 6.1.

2.4 A template is also included in Appendix 6.6, which helps explain the various criteria applied in the assessment.

2.1 Suitable

2.5 In undertaking the *suitability* assessment, the following factors have been considered, broadly following the PPG advice, which broadly follow previous SHLAAs:

- development plan policies, including emerging plan policy and national policy, and consideration of whether these may be overcome;
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- contribution to regeneration priority areas;
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

3 As defined in NPPF, para 47 footnote 11

2 Site assessment

2.6 The approach has involved assessing sites against available information, including any new information brought to light since the SHLAA 2012 was published. A key criteria that may affect the *suitability* of sites is the emerging development plan. Local market factors were addressed under *achievability* as part of the SHLAA Viability Study. A key difference between the SHLAA 2012 and SHLAA 2016 update is the inclusion of site assessment sheets with commentary on each site. It is considered fair and reasonable to assess each site individually on the basis that each site was originally submitted on an individual basis. The assessment therefore considers the merits of particular sites on these terms and is in relation to the broad acceptability of sites at a necessarily broad level, without the benefit of detailed plans or proposals more relevant to the planning application process.

2.7 Once the available information relating to suitability has been applied, a score of *suitable* or *unsuitable* was then given. The sites considered unsuitable are set out in Appendix 6.2. Those sites considered to be suitable are categorised in relation to whether they are judged to be *deliverable* or *developable* (Appendix 6.3-6.5).

2.2 Available

2.8 The availability assessment includes any known ownership issues on the site and its current usage. From this an assessment was made as to whether the site was available for dwellings to be built on site now, within, the next five years, or beyond. A site can be considered available for development, when, on the basis of available information, there is confidence that there are no legal or ownership problems preventing delivery.

2.3 Achievable

2.9 National policy⁽⁴⁾ sets out the definition of *achievability*. An important factor in assessing achievability is the economic viability of development.

2.10 In 2014, the Council published a report prepared by Peter Brett Associates (PBA)⁽⁵⁾. In that report, Peter Brett Associates considered local market factors that might affect the economic viability of SHLAA sites at a broad scale, and undertook more detailed viability appraisals on *notional* site typologies representing development of sites by location, status (whether or not previously-developed), site size, density and dwelling mix. The report then made recommendations as to the relative achievability of sites, based on a high-level assessment.

4 NPPF paragraph 47, footnote 11 defines *achievability* for planning purposes

5 Telford and Wrekin SHLAA Viability Study 2014, Peter Brett Associates

2.11 The updated SHLAA has incorporated the recommendations set out in the PBA report on likely achievability of sites, which has then informed the assessment of delivery and phasing. Furthermore, the PBA report has also informed the consideration of sites through the local plan process, which began in 2015. The Council does not consider it necessary to update the viability work since 2014 given it was prepared relatively recently.

3 Estimating development potential

3 Estimating development potential

3.1 Based on the assessment of the sites that passed the elimination stage, the potential supply from sites judged to be **suitable** is estimated to be 7,949 dwellings. This is clearly not an exact science, because these sites are not the subject of detailed planning approvals at this point. The main conclusion to draw here is that there exists a supply of sites that, in theory, could be brought forward to assist in any under-delivery of housing against planned targets in the future.

3.2 The Council has applied a range of assumptions in order to estimate development potential of the sites deemed as suitable. These cover factors such as consideration of developable area, the likely density that could be achieved, and also an estimate of likely delivery timescales. This information has been informed by the site assessment work undertaken for the local plan in 2015, and is presented on each relevant assessment sheet. An effort has been made not to be overly-ambitious or optimistic in the assumptions applied, especially given the view that no additional sites are required to deliver the proposed housing requirement.

3.3 The final stage in the assessment update has been to consider likely deliverability as a whole. This is dealt with in the final section of the report.

4 Deliverability

4.1 The key output from the update is to determine, based on the assumptions applied, the likely scale of sites that are considered to be deliverable and developable within the NPPF definition⁽⁶⁾. Appendix 6.3 sets out those site deemed to be deliverable, and Appendices 6.4 and 6.5 sets out the sites deemed to be developable.

4.2 A site has been deemed *deliverable* where it is judged to be available now (based on the fact that the site has been proposed by a landowner or other party, and there being no known ownership or other legal impediment to delivery, subject to discharge of planning permission) and judged to have reasonable prospects of commencing within five years. The estimated total supply from sites judged to be *deliverable* is 2,064 dwellings. A site is deemed *developable* where it is judged that some uncertainty exists regarding availability and/or achievability within five years. These sites have been assigned to the 6-10years or 11+years time frame. The *developable* supply is estimated to be 5,224 dwellings.

4.3 It can be seen that the total estimated capacity on both *deliverable* and *developable* sites (7,288) is slightly less than the total number of dwellings on sites judged to *suitable* (7,949) overall. This is because a small proportion of the *suitable* dwellings are judged likely to be delivered beyond the 15 year timescale of this SHLAA. This is the result of some relatively large sites being judged only likely to commence development in the 11-15 year timescale and, due to the likely lead-in times involved, may not be fully completed within that timeframe.

4.4 It is acknowledged that the total supply judged to be both deliverable and developable includes the proposed housing site allocations in the Telford & Wrekin Local Plan⁽⁷⁾. Nonetheless, the obvious conclusion to be drawn here is that there does not appear to exist any shortage of housing land that could, at some point, be brought forward to assist in delivering planned housing targets either during the new plan period (up to 2031) or beyond. This is further supported by the relatively large number of sites excluded from the assessment on the basis of size (less than 0.5 hectare). Many of these sites are located in broadly sustainable locations i.e the built-up areas of Telford, and to a lesser extent Newport. Such sites could be considered to have the potential to deliver sustainable housing development at some point.

⁶ Footnote 11

⁷ The exception being Housing Site Allocation H3 (Sutherland School, Gibbons Road), which has the benefit of an extant planning consent

5 Summary and conclusions

5 Summary and conclusions

- 5.1** The Council undertook to update the Strategic Housing Land Availability Assessment (SHLAA) in response to new information available since 2012. The main purpose of the report is to ensure the SHLAA is based on up to date information. The SHLAA update has been submitted to the Telford & Wrekin Local Plan examination-in-public.
- 5.2** The Council has determined a potential supply of 2,064 dwellings on deliverable sites, and 5,224 dwellings on developable sites. A range of assumptions have been applied in estimating the potential supply, which are detailed in the report.
- 5.3** The main conclusion to be drawn is that there appears to exist no shortage of housing land that could, at some point, come forward to assist in delivering planned housing targets either during the new plan period (up to 2031) or beyond. The analysis also underplays the overall supply given the exclusion of 248 small sites (less than 0.5 hectare), which have the potential to deliver additional housing where circumstances permit.

6 Appendices

6.1 Stage One elimination

SHLAA site reference	Reason for being eliminated:	
	Benefits from planning permission (pp)	Site below threshold (<0.5 Ha)
9	pp	
10	pp	
11		<0.5 Ha
12		<0.5 Ha
15	pp	
22		<0.5 Ha
23		<0.5 Ha
30		<0.5 Ha
33		<0.5 Ha
36		<0.5 Ha
37		<0.5 Ha
42		<0.5 Ha
46	pp	
47		<0.5 Ha

48	<0.5 Ha
50	<0.5 Ha
52	<0.5 Ha
61	<0.5 Ha
64	<0.5 Ha
66	<0.5 Ha
68	<0.5 Ha
70	<0.5 Ha
71	<0.5 Ha
75	<0.5 Ha
76	<0.5 Ha
78	<0.5 Ha
81	<0.5 Ha
82	<0.5 Ha
83	<0.5 Ha
85	<0.5 Ha
87	<0.5 Ha
88	<0.5 Ha
89	<0.5 Ha

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92		<0.5 Ha
93		<0.5 Ha
94		<0.5 Ha
96		<0.5 Ha
97		<0.5 Ha
102		<0.5 Ha
108		<0.5 Ha
109		<0.5 Ha
110		<0.5 Ha
116		<0.5 Ha
117	pp	
118	pp	
119		<0.5 Ha
126	pp	
127		<0.5 Ha
129		<0.5 Ha
130	pp	
131	pp	
132	pp	

133		<0.5 Ha
134		<0.5 Ha
135	pp	
136	pp	
137		<0.5 Ha
142		<0.5 Ha
149	pp	
158	pp	
168		<0.5 Ha
169		<0.5 Ha
170		<0.5 Ha
171		<0.5 Ha
172		<0.5 Ha
173	pp	
174		<0.5 Ha
176		<0.5 Ha
177		<0.5 Ha
178		<0.5 Ha
180		<0.5 Ha

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186		<0.5 Ha
187		<0.5 Ha
193		<0.5 Ha
194		<0.5 Ha
198		<0.5 Ha
201		<0.5 Ha
202		<0.5 Ha
203		<0.5 Ha
204	pp	
205		<0.5 Ha
209		<0.5 Ha
210		<0.5 Ha
211		<0.5 Ha
216		<0.5 Ha
217		<0.5 Ha
218		<0.5 Ha
219		<0.5 Ha
220	pp	
223		<0.5 Ha

224	pp		
225		<0.5 Ha	
226		<0.5 Ha	
235		<0.5 Ha	
241		<0.5 Ha	
250		<0.5 Ha	
251		<0.5 Ha	
252		<0.5 Ha	
253		<0.5 Ha	
254		<0.5 Ha	
262		<0.5 Ha	
264	pp	<0.5 Ha	
271		<0.5 Ha	
273		<0.5 Ha	
274		<0.5 Ha	
275		<0.5 Ha	
276		<0.5 Ha	
278		<0.5 Ha	
279		<0.5 Ha	

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281		<0.5 Ha
282		<0.5 Ha
283		<0.5 Ha
284		<0.5 Ha
285		<0.5 Ha
286	pp	
288		<0.5 Ha
289		<0.5 Ha
291		<0.5 Ha
292		<0.5 Ha
293		<0.5 Ha
294		<0.5 Ha
295		<0.5 Ha
296		<0.5 Ha
297		<0.5 Ha
298		<0.5 Ha
299		<0.5 Ha
300		<0.5 Ha
302		<0.5 Ha

303		<0.5 Ha
305		<0.5 Ha
308		<0.5 Ha
309		<0.5 Ha
310		<0.5 Ha
311		<0.5 Ha
312		<0.5 Ha
313		<0.5 Ha
314		<0.5 Ha
315		<0.5 Ha
316		<0.5 Ha
317		<0.5 Ha
318		<0.5 Ha
320		<0.5 Ha
321		<0.5 Ha
322		<0.5 Ha
326 pp		
327		<0.5 Ha
329 pp		

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332	pp		
334		<0.5 Ha	
338		<0.5 Ha	
339	pp		
340		<0.5 Ha	
341		<0.5 Ha	
348		<0.5 Ha	
350	pp		
352	pp		
353	pp		
354		<0.5 Ha	
355	pp		
356	pp	<0.5 Ha	
360		<0.5 Ha	
363		<0.5 Ha	
367	pp		
368		<0.5 Ha	
369		<0.5 Ha	
371	pp		

382	pp		
384	pp		
391	pp		
392	pp		
397	pp		
398			<0.5 Ha
402			<0.5 Ha
403			<0.5 Ha
408			<0.5 Ha
409			<0.5 Ha
412			<0.5 Ha
415			<0.5 Ha
417			<0.5 Ha
419			<0.5 Ha
421	pp		
422			<0.5 Ha
423			<0.5 Ha
425	pp		
427			<0.5 Ha

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430	pp		
431		<0.5 Ha	
441		<0.5 Ha	
442		<0.5 Ha	
447		<0.5 Ha	
450	pp		
452	pp		
453		<0.5 Ha	
454	pp		
459	pp		
465		<0.5 Ha	
466	pp	<0.5 Ha	
467	pp		
469		<0.5 Ha	
470	pp		
471	pp		
472	pp		
473		<0.5 Ha	
477		<0.5 Ha	

478	pp		
479		<0.5 Ha	
480		<0.5 Ha	
483		<0.5 Ha	
484		<0.5 Ha	
491	pp		
493		<0.5 Ha	
497		<0.5 Ha	
499		<0.5 Ha	
500	pp		
501	pp		
502	pp		
505		<0.5 Ha	
510	pp		
513		<0.5 Ha	
522		<0.5 Ha	
523		<0.5 Ha	
527		<0.5 Ha	
528		<0.5 Ha	

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529		<0.5 Ha
530		<0.5 Ha
534		<0.5 Ha
536		<0.5 Ha
539		<0.5 Ha
540		<0.5 Ha
543	pp	
544		<0.5 Ha
545		<0.5 Ha
546		<0.5 Ha
550		<0.5 Ha
552		<0.5 Ha
554		<0.5 Ha
555		<0.5 Ha
556		<0.5 Ha
557		<0.5 Ha
558		<0.5 Ha
559		<0.5 Ha
560	pp	

566		<0.5 Ha
581		<0.5 Ha
583	pp	
586		<0.5 Ha
588	pp	
589	pp	
590		<0.5 Ha
592	pp	
594		<0.5 Ha
596		<0.5 Ha
598		<0.5 Ha
599		<0.5 Ha
600		<0.5 Ha
604	pp	
614	pp	
621		<0.5 Ha
625		<0.5 Ha
626		<0.5 Ha
627		<0.5 Ha

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629		<0.5 Ha
633		<0.5 Ha
634	pp	
636		<0.5 Ha
637		<0.5 Ha
642	pp	
643		<0.5 Ha
650		<0.5 Ha
651		<0.5 Ha
652		<0.5 Ha
660	pp	
664		<0.5 Ha
666		<0.5 Ha
669		<0.5 Ha
674		<0.5 Ha
675		<0.5 Ha
678		<0.5 Ha
680		<0.5 Ha
681		<0.5 Ha

684		<0.5 Ha
686		<0.5 Ha
688	pp	
689	pp	
693		<0.5 Ha
694	pp	
695		<0.5 Ha
698	pp	
710	pp	
715		<0.5 Ha
717		<0.5 Ha
718		<0.5 Ha
720		<0.5 Ha
721	pp	
722	pp	
724	pp	
725	pp	
727		<0.5 Ha
730		<0.5 Ha

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731		<0.5 Ha	
733	pp		
735		<0.5 Ha	
736		<0.5 Ha	
738		<0.5 Ha	
739		<0.5 Ha	
740		<0.5 Ha	
741		<0.5 Ha	
742		<0.5 Ha	
743		<0.5 Ha	
744	pp		
745		<0.5 Ha	
747		<0.5 Ha	
750		<0.5 Ha	
752		<0.5 Ha	
768		<0.5 Ha	
769		<0.5 Ha	
772		<0.5 Ha	
774		<0.5 Ha	

775		<0.5 Ha	
800	pp		
807		<0.5 Ha	
820	pp		
900	pp		
908	pp		
909	pp		
915		<0.5 Ha	

6 Appendices

6.2 Schedule of 'Unsuitable' sites

Assessment of unsuitable sites		
SHLAA site reference	Reason(s) why site is judged 'unsuitable'	Comments (where relevant)
31	contrary to SP3, SP4, HO10	Also close proximity to landfill
32	contrary to NE6, ER12	Floodplain
34	contrary to SP3, SP4, HO10, ER2	
35	contrary to SP3, SP4, HO10, ER2, potential in conflict with ER12	
38	contrary to SP3, SP4, HO10, ER2	
39	contrary to SP3, SP4, HO10, ER2	
40	contrary to SP3, SP4, HO10	
41	contrary to SP3, SP4, HO10.	Site is also former landfill site
43	contrary to SP3, SP4, HO10 and Waters Upton Neighbourhood Plan	
44	contrary to SP3, SP4, HO10	May impact on neighbouring listed buildings
45	contrary to SP3, SP4, HO10	
49	contrary to SP3, SP4, HO10 and Waters Upton Neighbourhood Plan	
51	contrary to SP3, SP4, HO10	
54	contrary to SP3, SP4, HO10 and ER2	

55	contrary to SP3, SP4, HO10 and ER2	
56	contrary to SP1, SP3, SP4, ER2, BE7	Assessment linked to Site 628
57	contrary to SP3, SP4, HO10, ER2	
59	contrary to SP3, SP4, HO10, ER2	
60	contrary to SP3, SP4, HO10	
67	contrary to NE6	
69	contrary to NE6	
72	contrary to NE1 and NE6	
73	contrary to NE1 and NE6	
74	contrary to NE6 and potential conflict with ER12	Part of site affected by Floodplain
77	contrary to NE1 and NE6	
79	contrary to NE3 and NE6	
80	contrary to NE6	
86	contrary to NE6, ER12 and potentially in conflict with BE3, BE5 and BE9	
95	contrary to EC1	
99	contrary to NE2 and NE6	
100	contrary to EC1 and NE6 (part). Potential conflict with ER12	
101	contrary to NE6	
103	contrary to NE6	

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105	contrary to EC1		
106	contrary to EC1 and EC5		Assessment linked to Site 758
107	contrary to EC1		
111	contrary to NE1 and NE6		
112	contrary to NE1 and NE6		
113	contrary to SP3, SP4, HO10		
120	contrary to SP3, SP4, HO10, ER2		
122	contrary to EC1. May conflict with Madeley Neighbourhood Plan		
138	contrary to EC1		May have contamination issues because of existing use
139	contrary to SP3, SP4, HO10		
140	contrary to NE6 and COM1		
143	contrary to SP3 and NE6		
145	contrary to EC1 and Madeley Neighbourhood Plan		
146	contrary to EC1 and Madeley Neighbourhood Plan		
147	contrary to EC1 and Madeley Neighbourhood Plan - potentially in conflict with ER12		
148	contrary to EC1		
150	contrary to EC1 - potential conflict with ER12		Floodplain
151	contrary to EC1		

152	contrary to EC1		
153	contrary to EC1		
155	contrary to NE6, potential conflict with ER12 (part of site)		
156	contrary to NE6 and potential conflict with ER12 (part of site)		
157	contrary to NE6		
159	contrary to NE6		
160	contrary to NE6		
164	contrary to NE6		
181	contrary to NE6, potential conflict with ER12		Parts of site in Flood Zone 3
182	contrary to NE6, potential conflict with ER12		Parts of site in Flood Zone 3
183	contrary to NE6, potential conflict with ER12		Parts of site in Flood Zone 3
184	contrary to NE6, potential conflict with ER12		Parts of site in Flood Zone 3
185	contrary to NE6		
188	contrary to NE6		
189	contrary to NE6		
190	contrary to NE6		
191	contrary to NE6 - potential conflict with ER12		Parts of site in Flood Zone 3
192	contrary to NE6		
195	contrary to NE6		

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196	contrary to NE6		
199	contrary to NE6		
200	contrary to NE6		
206	contrary to NE6 and BE5		
207	contrary to NE6		
214	contrary to NE6		
221	contrary to NE1 and NE6		
227	contrary to NE6		
228	contrary to NE6, potential conflict with ER12		parts of site in Flood Zone 3
229	potential contrary with ER12		The Nedge - contiguous parcels considered suitable
230	contrary to NE6		
231	contrary to NE6		
232	contrary to NE6 - potential conflict with BE3/ BE5		
233	contrary to NE6 and Madeley Neighbourhood Plan		
236	contrary to NE6 - potential conflict with BE3/ BE5		
243	contrary to NE6 - potential conflict with BE3/ BE5		
244	contrary to NE6 and Madeley Neighbourhood Plan		
245	contrary to NE6 - potential conflict with BE3/ BE5 and Madeley Neighbourhood Plan		
249	contrary to NE6		

256	contrary to NE6		
257	contrary to NE6. Landfill site		
258	contrary to NE1 and NE6		
259	contrary to NE1 and NE6		
260	contrary to NE1 and NE6		proximity to landfill
266	contrary to NE1 and NE6		
268	contrary to NE6, potential conflict with NE1		Site also adjacent to wildlife site
269	contrary to NE1 and NE6		
277	contrary to NE6, potential conflict with BE4		Adjacent building is Listed
280	contrary to NE6		
290	contrary to NE6		
307	contrary to NE6		
325	contrary to EC1 and NE6		
328	contrary to SP3, SP4, HO10, ER2, NE1, NE7		
330	potential conflict with NE1		Contaminated site could affect adjacent nature conservation sites
331	contrary to SP3, SP4, H10, ER2		
335	contrary to NE6		
343	contrary to SP3, SP4, H10, ER2, potential conflict with NE1		Potential conflict with adjacent SSSI
344	contrary to SP3, SP4, H10, ER2		

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345	contrary to SP3, SP4, H10, NE7, ER2	
346	contrary to SP3, SP4, H10, ER2	
347	contrary to SP3, SP4, H10, ER2	
349	contrary to NE6	
351	contrary to SP3, SP4, H10, ER2	
357	contrary to NE1 and NE6	
361	contrary to SP3, SP4, HO10	
362	contrary to SP3, SP4, HO10, NE7	High pressure gas pipeline at edge of site
364	contrary to SP3, SP4, HO10, ER2	
366	contrary to SP3, SP4, HO10, ER2	Northern edge in Flood Zones 2 and 3
373	contrary to SP3, SP4, HO10, ER2	
374	contrary to NE6	
376	contrary to EC1	
377	contrary to SP1, SP3, SP4, ER2	
380	contrary to NE6	
381	contrary to NE6	
383	contrary to EC1, potential conflict with NE6	Parts of site in Green Network
385	contrary to NE1 and NE6, potential conflict with BE4	potential conflict with listed building
387	contrary to EC1, potential conflict with NE6	Parts of site in Green Network

388	contrary to SP3, SP4, HO10, ER12		
389	contrary to EC1, potential conflict with NE6		Parts of site in Green Network
390	contrary to SP3, SP4, HO10, ER2 - potentially in conflict with BE5		
393	contrary to EC1		
394	contrary to SP3, SP4, HO10, BE7		
395	contrary to NE1 and NE6		
396	contrary to NE6		
400	contrary to NE6		
404	contrary to HO10, SP3, SP4		
405	contrary to SP3, SP4, H10, NE7, ER2		High pressure gas and oil pipelines cross the site
406	contrary to HO10, SP3, SP4		
410	contrary to EC1		
411	existing hospital on site, potential conflict with NE6		Parts of site in Green Network
420	contrary to HO10, SP3, SP4		
426	contrary to NE6		
428	contrary to NE6		
429	contrary to NE1 and NE6		
432	potential conflict with NE6 and ER12		Existing scrapyard - contamination. Also parts in Green Network and Flood Zone
433	contrary to NE6		

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435	contrary to NE6, ER2, HO10, SP3, SP4	
436	contrary to NE6	
437	contrary to NE6	
438	contrary to SP3, SP4, HO10, ER2	
446	contrary to SP3, SP4, HO10, ER2	
449	contrary to EC1, EC2	
455	contrary to HO10, SP3, SP4, NE7	
456	contrary to SP3, SP4, HO10, ER2	
457	contrary to SP3, SP4	Potential traffic impacts on Tibberton
462	contrary to NE6	
468	contrary to NE6	
474	contrary to NE6	
475	contrary to HO10, SP3, NE2	
476	contrary to NE6	Other site constraints (quarry and access)
481	contrary to SP3, SP4, HO10, ER2, potential conflict with BE4	potentially affect setting of listed building
486	contrary to NE6	
487	contrary to NE6	
494	contrary to BE7, ER2	
507	contrary to HO10, SP3, SP4	

508n	contrary to HO10, SP3, SP4	
509	contrary to SP3, SP4, HO10	
511	contrary to HO10, SP3, SP4	
515	contrary to SP3, SP4, HO10	
516	contrary to HO10, SP3, SP4	
517	contrary to HO10, SP3, SP4, ER2 and ER12	
518	contrary to SP3, SP4, HO10, ER12	
519	contrary to SP3, SP4, HO10, ER2.	Part of site subject to flooding
524	contrary to ER2, HO10, SP3, SP4	
531	contrary to NE2, NE3 and NE6	
537	contrary to SP3, SP4, HO10	
538	contrary to SP3, SP4, HO10	
548	contrary to NE6	
549	loss of actively used employment site with space for small businesses	
551	contrary to HO10, SP3, SP4	
563	contrary to HO10, SP3, SP4	
564	contrary to HO10, SP3, SP4	
565	contrary to HO10, SP3, SP4	
567	contrary to SP3, SP4, HO10, ER2	

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568	contrary to HO10, SP3, SP4		
570	contrary to ER2, HO10, SP3, SP4		
571	contrary to NE1 and NE6		
574	contrary to SP3, SP4, HO10		
575	isolated site close to A518.		Only acceptable as part of wider development.
576	contrary to NE6		
577	contrary to NE1 and NE6		
584	isolated site with permission (subject to s106) for B8 uses.		
587	contrary to NE6 (part) and ER12 (part)		
595	contrary to SP3, SP4, HO10, ER2		
601	contrary to SP3, SP4, HO10, NE7		
602	contrary to NE1 and NE6		
603	contrary to NE6		
609	contrary to SP3, SP4, HO10, ER2		Parts of site in Flood Zones 2 and 3
610	contrary to ER2, HO10, SP3, SP4		
611	contrary to ER2, HO10, SP3, SP4		
615	contrary to NE6		
617	contrary to NE6		
622	contrary to SP3, SP4, HO10		

623	contrary to SP3, SP4, HO10, ER2	
624	contrary to HO10, SP2, SP3, SP4	
628	contrary to SP1, SP3, SP4, ER2, BE7	
630	contrary to SP1, SP3, SP4, ER2	
635	contrary to SP3, SP4, ER2, HO10 and Waters Upton Neighbourhood Plan	
640	loss of actively used employment site	
641	contrary to NE6	
654	contrary to SP3, SP4, HO10, ER2, potential conflict with BE5	
656	landlocked site. Loss of school contrary to COM1	
657	contrary to NE6	
658	contrary to SP3, SP4, HO10, ER2	
662	contrary to NE6	
663	contrary to NE1 and NE6	
665	contrary to NE6	
667	contrary to COM1 and NE6.	
668	contrary to NE6 - loss of playing fields contrary to COM1	
670	contrary to NE6	
671	contrary to NE6	
672	contrary to COM1 and NE6	

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673	contrary to COM1 and NE6	
676	contrary to NE6	
677	contrary to NE6	
682	contrary to NE1 and NE6	
685	contrary to NE6	
687	loss of employment site in active use	
690	contrary to NE6	
692	contrary to contrary to HO10, SP3, SP4	
696	contrary to ER2, HO10, SP3, SP4, BE4	
697	contrary to HO10, SP3, SP4	
699	contrary to ER2, HO10 SP3, SP4	
700	contrary to ER2, HO10 SP3, SP4	
701	contrary to ER2, HO10 SP3, SP4	
702	contrary to ER2, HO10 SP3, SP4	
703	contrary to ER2, HO10 SP3, SP4	
704	contrary to ER2, HO10 SP3, SP4, BE4	
705	contrary to ER2, HO10 SP3, SP4	
706	contrary to ER2, HO10 SP3, SP4, BE7	
707	contrary to ER2, HO10 SP3, SP4	

708	contrary to ER2, HO10 SP3, SP4		
711	contrary to ER2, HO10 SP3, SP4		
712	contrary to ER2, HO10 SP3, SP4		
713	contrary to ER2, HO10 SP3, SP4		
714	contrary to ER2, HO10 SP3, SP4		
716	contrary to ER2, HO10 SP3, SP4		
719	contrary to ER2, HO10 SP3, SP4		
726	contrary to ER2, HO10 SP3, SP4		
729	contrary to SP3, SP4, HO10, potential conflict with BE8		Scheduled ancient monument. Also see comments on 113
734	contrary to SP3, SP4, HO10		
737	contrary to NE6		
746	contrary to ER2, HO10 SP3, SP4		
749	contrary to SP3, SP4, HO10		
751	contrary to ER2, HO10 SP3, SP4		
754	contrary to ER2, HO10 SP3, SP4		
755	contrary to SP3, SP4, HO10, ER2		
756	contrary to ER2, HO10 SP3, SP4		
757	contrary to HO10 SP3, SP4		
758	contrary to EC1		

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760	contrary to NE6		
761	contrary to NE6		
763	contrary to SP3, SP4, HO10, ER2		
764	contrary to ER2, HO10 SP3, SP4, BE7		
765	contrary to ER2, HO10 SP3, SP4, BE7		
766	contrary to SP3, SP4, HO10		
767	contrary to SP3, SP4, HO10		
770	contrary to SP3, SP4, HO10		
771	contrary to SP3, SP4, HO10, NE7		
773	contrary to ER2, HO10 SP3, SP4, BE7		
801	contrary to SP3, SP4, HO10, ER2		
802	contrary to SP3, SP4, HO10, ER2 and potential conflict with BE7		Potential impact on adjacent listed park
804	contrary to ER2, HO10 SP3, SP4		
805	contrary to HO10, SP3, SP4		
806	contrary to ER2, HO10, SP3, SP4		
808	contrary to ER2, HO10, SP3, SP4		
809	contrary to ER2, HO10, SP3, SP4, NE7		
810	contrary to ER2, HO10, SP3, SP4		
811	contrary to ER2, HO10, SP3, SP4		

812	contrary to ER2, HO10, SP3, SP4	
813	contrary to ER2, HO10, SP3, SP4, potential conflict with NE7	Adjacent to Lilleshall Strategic Landscape
814	contrary to ER2, HO10, SP3, SP4	
815	contrary to NE6	
817	contrary to ER2, HO10, SP3, SP4	
818	contrary to ER2, HO10, SP3, SP4	
819	contrary to ER2, HO10, SP3, SP4	
821	contrary to SP3, SP4, HO10, ER2	
822	contrary to SP3, SP4, HO10	
823	contrary to SP2, SP3, SP4, ER2	
901	contrary to HO10, SP3, SP4	
902	contrary to HO10, SP3, SP4	
907	contrary to NE6	
913	contrary to HO10, SP3, SP4	
914	contrary to SP3, SP4, HO10. Potential conflict with BE4 and BE5	

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6.3 Schedule of 'Deliverable' (0-5yrs) sites

SHLAA site reference	Availability (Now/Future/Unavailable)	Achievability 2014 (1/2/3)	Density	Capacity	Phasing (0-5yrs/6-10yrs/11yrs+)	Indicative delivery in five years (from Aug 2016)*	Comments
8	Now	1	25dph	22	0-5yrs	22	
63	Now	1	40dph	21	0-5yrs	21	
65	Now	1	30dph	45	0-5yrs	45	
104	Now	1	40dph	139	0-5yrs	100	
121	Now	1	20dph	12	0-5yrs	12	
125	Now	1	30dph	51	0-5yrs	51	site allocation H14
144	Now	2	33dph	50	0-5yrs	25	site allocation H1 (part)
208	Now	1	35dph	14	0-5yrs	14	
342	Now	1	30dph	62	0-5yrs	62	
370	Now	1	30dph	37	0-5yrs	37	
372	Now	1	30dph	40	0-5yrs	40	site allocation H4

375	Now	2	40dph	106	0-5yrs	106	site allocation H5
378	Now	1	40dph	143	0-5yrs	100	
386	Now	2	25dph	1100	0-5yrs	300	site allocation H2
434	Now	1	30dph	42	0-5yrs	42	
439	Now	1	30dph	212	0-5yrs	100	
445	Now	1	35dph	60	0-5yrs	20	site allocation H17 (part)
448	Now	1	30dph	170	0-5yrs	100	
463	Now	1	35dph	41	0-5yrs	41	site allocation H11
464	Now	1	35dph	108	0-5yrs	35	site allocation H12
482	Future	2	25dph	170	0-5yrs	100	
485	Now	1	20dph	18	0-5yrs	18	
506	Now	2	40dph	48	0-5yrs	48	

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508 (South)	Now	1	35dph	430	0-5yrs	100	site allocation H1 (part)
512	Now	2	30dph	7	0-5yrs	7	
520	Now	1	25dph	261	0-5yrs	80	inc. site allocation H13
582	Now	1	20dph	19	0-5yrs	19	
597	Now	1	35dph	50	0-5yrs	50	
655	Now	2	45dph	87	0-5yrs	87	
732	Now	1	35dph	232	0-5yrs	50	site allocation H7
748	Now	2	40dph	164	0-5yrs	164	site allocation H8
776	Now	1	40dph	22	0-5yrs	22	
910	Now	1	40dph	25	0-5yrs	25	
912	Now	2	35dph	21	0-5yrs	21	site allocation H9
ALL						2064	

*Assuming 38 dwellings built per year (taken from the SHLAA Viability Study 2014), with two years between planning application to commencement on site. Assumed that each site could deliver a notional 100 dwellings during the five year period. This is indicative and is likely to change in light of any proposals approved through the planning application process. For proposed site allocations, indicative delivery based on proposed housing trajectory in the Telford & Wrekin Local Plan.

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6.4 Schedule of 'Developable' (6-10yrs) sites

SHLAA site reference	Availability (Now/Future)	Achievability 2014 (1/2/3)	Density	Capacity	Indicative Phasing (0-5yrs/6-10yrs/11yrs+)	Indicative delivery in five years (from Aug 2016)*	Comments
3	Future	2	40dph	25	6-10yrs	25	
13	Future	3	30dph	34	6-10yrs	34	
29	Future	3	35dph	178	6-10yrs	100	
104	Now	1	40dph	39	6-10yrs	39	
53	Future	2	30dph	109	6-10yrs	109	
144	Future	2	33dph	170	6-10yrs	195	site allocation H1 (part)
197	Future	2	35dph	10	6-10yrs	10	
265	Future	3	30dph	183	6-10yrs	100	
272	Future	2	40dph	41	6-10yrs	41	
306	Future	2	35dph	20	6-10yrs	20	
323	Future	1	25dph	200	6-10yrs	100	
324	Future	1	50dph	77	6-10yrs	77	
379	Now	2	30dph	300	6-10yrs	150	site allocation H10 (part) - inc. site 605,606,607,608,612

386	Now	2	25dph	800	6-10yrs	600	site allocation H2
401	Future	3	40dph	43	6-10yrs	43	
439	Now	1	30dph	112	6-10yrs	112	
440	Future	2	55dph	30	6-10yrs	30	
445	Now	1	35dph	40	6-10yrs	40	site allocation H17 (part)
448	Now	1	30dph	70	6-10-yrs	70	
461	Now	2	35dph	40	6-10yrs	40	
463	Now	1	35dph	41	6-10yrs	41	site allocation H11
464	Now	1	35dph	73	6-10yrs	73	site allocation H12
482	Future	2	25dph	120	6-10yrs	70	site allocation H1 (part)
488	Future	1	30dph	70	6-10yrs	35	site allocation H16
508 (South)	Now	1	35dph	330	6-10yrs	180	site allocation H1 (part)
514	Future	1	40dph	114	6-10yrs	114	site allocation H6
520	Now	1	25dph	161	6-10yrs	181	inc. site allocation H13
525	Now	2	35dph	11	6-10yrs	11	
542	Future	2	35dph	91	6-10yrs	91	
562	Future	2	30dph	94	6-10yrs	94	

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569	Future	2	35dph	137	6-10yrs	100	site allocation H17 (part)
580	Future	2	20dph	14	6-10yrs	14	
591	Future	1	35dph	85	6-10yrs	85	site allocation H17 (part)
616	Future	2	30dph	64	6-10yrs	64	
672	Now	2	40dph	72	6-10yrs	72	
679	Future	2	40dph	16	6-10yrs	16	
723	Future	2	30dph	32	6-10yrs	32	
732	Now	1	35dph	182	6-10yrs	182	site allocation H7
753	Future	3	40dph	85	6-10yrs	85	
759	Future	2	30dph	9	6-10yrs	9	
762	Future	3	40dph	76	6-10yrs	76	
803	Now	2	35dph	52	6-10yrs	52	
816	Future	2	40dph	155	6-10yrs	100	
ALL						3712	
*Assuming 38 dwellings built per year (based on SHLAA Viability Study 2014), two years between planning application to commencement on site. Assumed that each site could deliver 100 dwellings (max) per site during the five year period. This is indicative and based on latest information. For proposed site allocations, indicative delivery based on proposed housing trajectory in the Telford & Wrekin Local Plan.							

6.5 Schedule of 'Developable' (11-15yrs) sites

SHLAA site reference	Availability (Now/Future)	Achievability 2014 (1/2/3)	Density	Capacity	Indicative Phasing (0-5yrs/6-10yrs/11yrs+)	Indicative delivery in five years (from Aug 2016)*	Comments
29	Future	3	35dph	178	11-15yrs	78	
175	Future	2	45dph	27	11-15yrs	27	
255	Future	1	40dph	27	11-15yrs	27	
265	Future	3	30dph	183	11-15yrs	100	
319	Future	3	40dph	18	11-15yrs	18	
323	Future	1	25dph	200	11-15yrs	100	
379	Now	2	30dph	300	11-15yrs	150	site allocation H10 (part)
386	Now	2	25dph	800	11-15yrs	200	site allocation H2
407	Now	3	30dph	243	11-15yrs	100	LDO
424	Now	2	35dph	19	11-15yrs	100	
460	Now	3	45dph	16	11-15yrs	16	
488	Future	1	30dph	70	11-15yrs	35	site allocation H16

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508 (South)	Now	1	35dph	330	11-15yrs	150	site allocation H1 (part)
569	Future	2	35dph	137	11-15yrs	37	site allocation H17 (part)
631	Future	1	40dph	182	11-15yrs	100	
638	Future	3	75dph	903	11-15yrs	100	
648	Future	3	35dph	63	11-15yrs	63	
661	Future	3	45dph	37	11-15yrs	37	
676	Now	3	35dph	19	11-15yrs	19	
816	Future	2	40dph	155	11-15yrs	55	
ALL						1512	

*Assuming 38 dwellings built per year (based on SHLAA Viability Study 2014), two years between planning application to commencement on site. Assumed that each site could deliver 100 dwellings (max) per site during the five year period. This is indicative and based on latest information. For proposed site allocations, indicative delivery based on proposed housing trajectory in the Telford & Wrekin Local Plan.

6.6 Assessment Guidance Template

SHLAA Site reference	SHLAA ID	Site Name	Site Address
Site Size	Ha	Settlement	Telford/Newport/Rural settlement/open countryside
PDL ⁽⁸⁾	BR/GR	Comment	Relevant comment on site or information that screens out the site from further consideration (it is less than 0.5 Ha in area or has been granted planning permission for development)

Suitability for housing	
Location	Telford urban area; Newport; named rural settlement; unnamed rural settlement; open countryside
Policy considerations	For example: Green Network; suitable rural settlement; open countryside; Strategic Employment area or allocations/potential allocations; Flood Zones; Strategic Landscape area
Physical constraints	For example: Land stability; contamination; mineshafts etc
Potential Impacts	For example: Impacts upon landscape features, nature, heritage etc
Amenity impacts	For example: Air/noise pollution (for example, from M54 or adjacent employment area).
Overall Suitability	Summary of assessment.
	Does this make it suitable or unsuitable?
	What actions would be needed to remove constraints? (Infrastructure, environmental improvement, review the development plan.)
Suitability Score	Suitable/ unsuitable

8 Identifies if site is previously developed land. Sites are variously identified as greenfield (GR) or Brownfield (BR). Some sites are both and have been marked GR/BR

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Availability				
Any known ownership issues (e.g., ransom strips)? Any developers working on the site? Current uses on the site that delay a site's availability for housing.				
Availability Score		Now/Future		
Achievability ⁽⁹⁾				
Information from previous viability study and other local information received since then.				
Achievability Score		1 (0 to 5 years); 2 (6 to 10 years); or 3 (11+ years)		
Estimated site density and timeframe for delivery				
Developable area (%)	Proportion of site that could be developed	Net site area (ha)	Gross site area x developable area as percentage	
Density (dwlg/s per hectare) ⁽¹⁰⁾				
Timeframe (dwellings)	0-5 years	When homes expected to be built	6-10 years	When homes expected to be built
Comment	Any additional relevant points			

⁹ Taken from Telford & Wrekin SHLAA Viability Study 2014, Peter Brett Associates (PBA)

¹⁰ Assessment based on the site features and location. Refer to Core Document C2e (p13) for information regarding the Council's approach to density

6.7 SHLAA assessment sheets - unsuitable sites

See separate attachment

6.8 SHLAA assessment sheets - suitable sites

See separate attachment