

# Appendix 6.8 SHLAA assessment sheets - suitable sites


Site Ref	3	Site Name	Rear of Swan Hotel, Watling Street, Wellington
Site Size	0.713Ha	Settlement	Telford
PDL	BR	Comment	Site is adjacent to SHLAA Site 530

Suitability for housing	
Location	Telford urban area
Policy considerations	No policy designations
Physical constraints	Existing buildings on the site would need clearing prior to development.
Potential Impacts	
Amenity impacts	
Overall Suitability	As a brownfield site in the urban area, the site is potentially suitable
Suitability	Suitable

Availability	
The site is currently occupied by a pub and plumbing merchant.	
Availability	Future

Achievability	
Brownfield site with currently occupied by buildings. Small scale residential development could be achieved on the site. Potential remediation work could be required.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	90%	Net site area		0.64ha		
Density(dph)	40dph					
Timeframe (dwellings)	0-5 years		6-10 years	25	11 years +	
Comment	As the site is currently unavailable, it is considered the site could come forward midway through the plan period.					



Site Ref	8	Site Name	Land off Park Lane, High Ercall
Site Size	1.478Ha	Settlement	Rural Settlement
PDL	GR	Comment	

Suitability for housing	
Location	Identified rural settlement
Policy considerations	Suitable rural settlement
Physical constraints	
Potential Impacts	Conservation Area, TPOs on site
Amenity impacts	
Overall Suitability	The site is situated within an identified rural settlement but any scheme would have to be designed appropriately for the Conservation Area.
Suitability	Suitable

Availability	
There are no known availability issues.	
Availability	Now

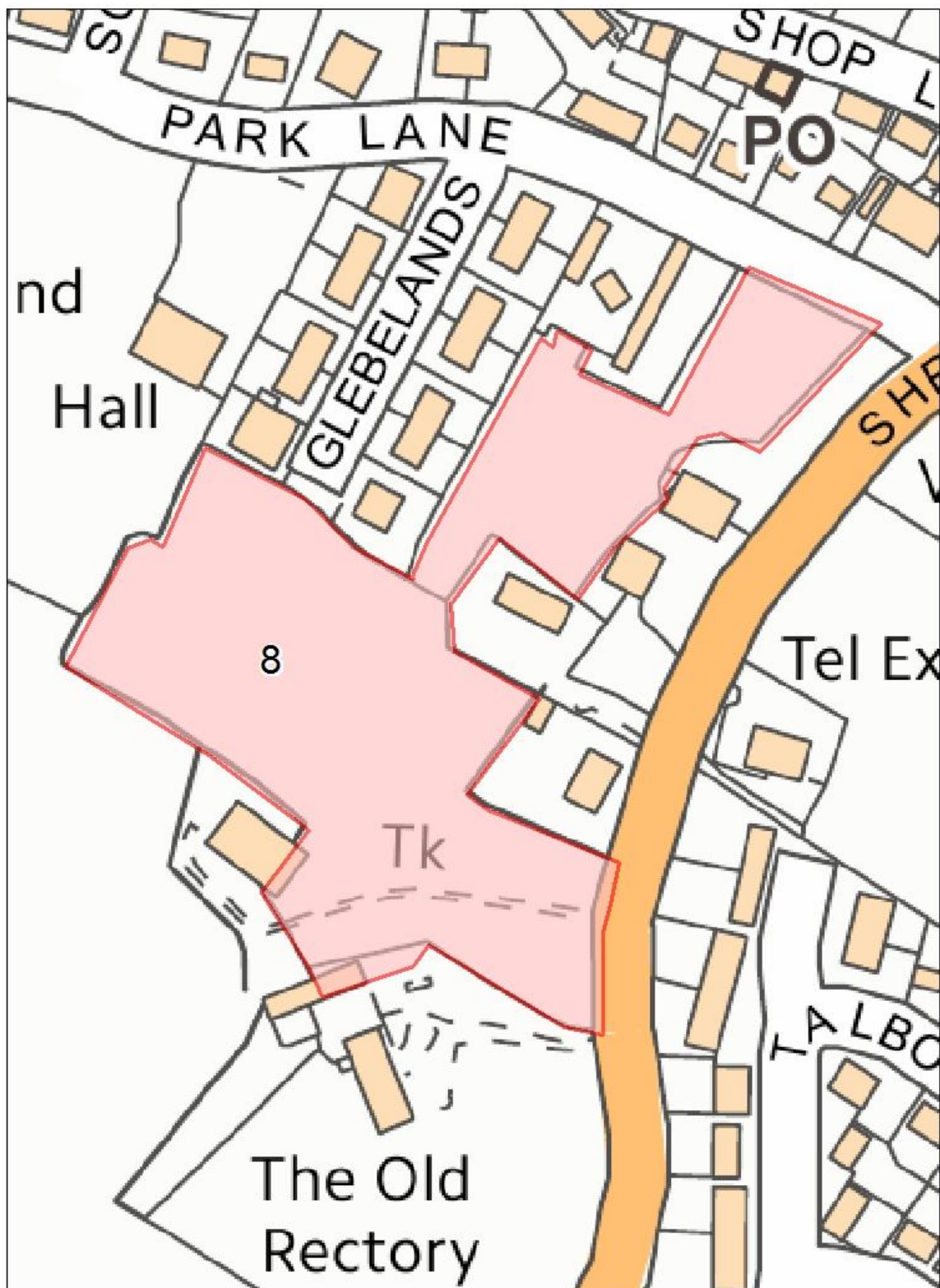
Achievability <sup>1</sup>	
The greenfield site is located in a residential area and would make a logical infill development. Part of site covered by Conservation Area, TPOs on site, these issues can be easily overcome through the planning process. The site has easy access from Park Lane. Bus stop located near to the site. Located within a higher value market area.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	60%	Net site area		0.887		
Density(dph)	25dph					
Timeframe (dwellings)	0-5 years	22	6-10 years		11 years +	
Comment	As an achievable site within an identified settlement, there is potential for the site to come forward early in the plan period.					

<sup>1</sup> See the Strategic Housing Land Availability Assessment Site Viability Study (2014)



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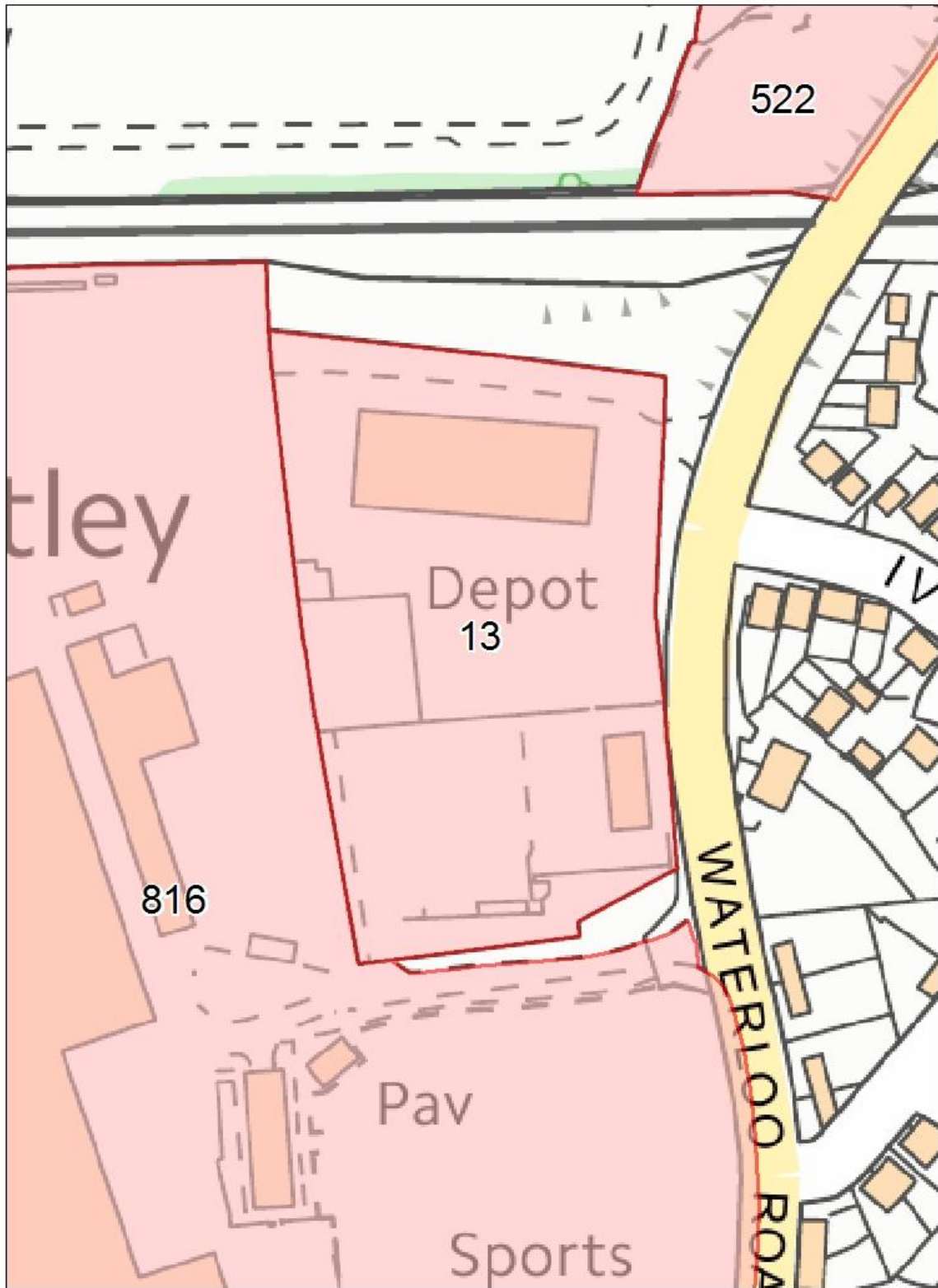
Site Ref	13	Site Name	Midlands Electricity, Waterloo Road, Ketley
Site Size	1.458	Settlement	Telford
PDL	BR	Comment	The site runs adjacent to site 816.

Suitability for housing	
Location	Telford urban area
Policy considerations	
Physical constraints	The site is currently occupied by industrial uses.
Potential Impacts	
Amenity impacts	Site is adjacent to an existing industrial use.
Overall Suitability	As a brownfield site within the urban are, the site is considered suitable, however there maybe need for environmental improvement to deal with the industrial uses on the site and neighbouring the site
Suitability Score	Suitable

Availability	
The site is currently occupied and has recently had new industrial units constructed	
Availability Score	Future

Achievability	
The site is currently an existing employment use and would need to be cleared before construction work could commence. Loss of employment land. There is potential for contamination, should this not be the case then potential there may be greater potential for bringing the site forward earlier.	
Achievability Score	3

Estimated site density and timeframe for delivery						
Developable area (%)	80%	Net site area		1.166		
Density(dph)	30dph					
Timeframe (dwellings)	0-5 years		6-10 years	34	11 years +	
Comment	The site is not considered to be deliverable due to the existing uses on the site.					



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Site Ref	29	Site Name	Tweeddale Industrial Estate, Madeley
Site Size	7.292 Ha	Settlement	Telford
PDL	BR	Comment	

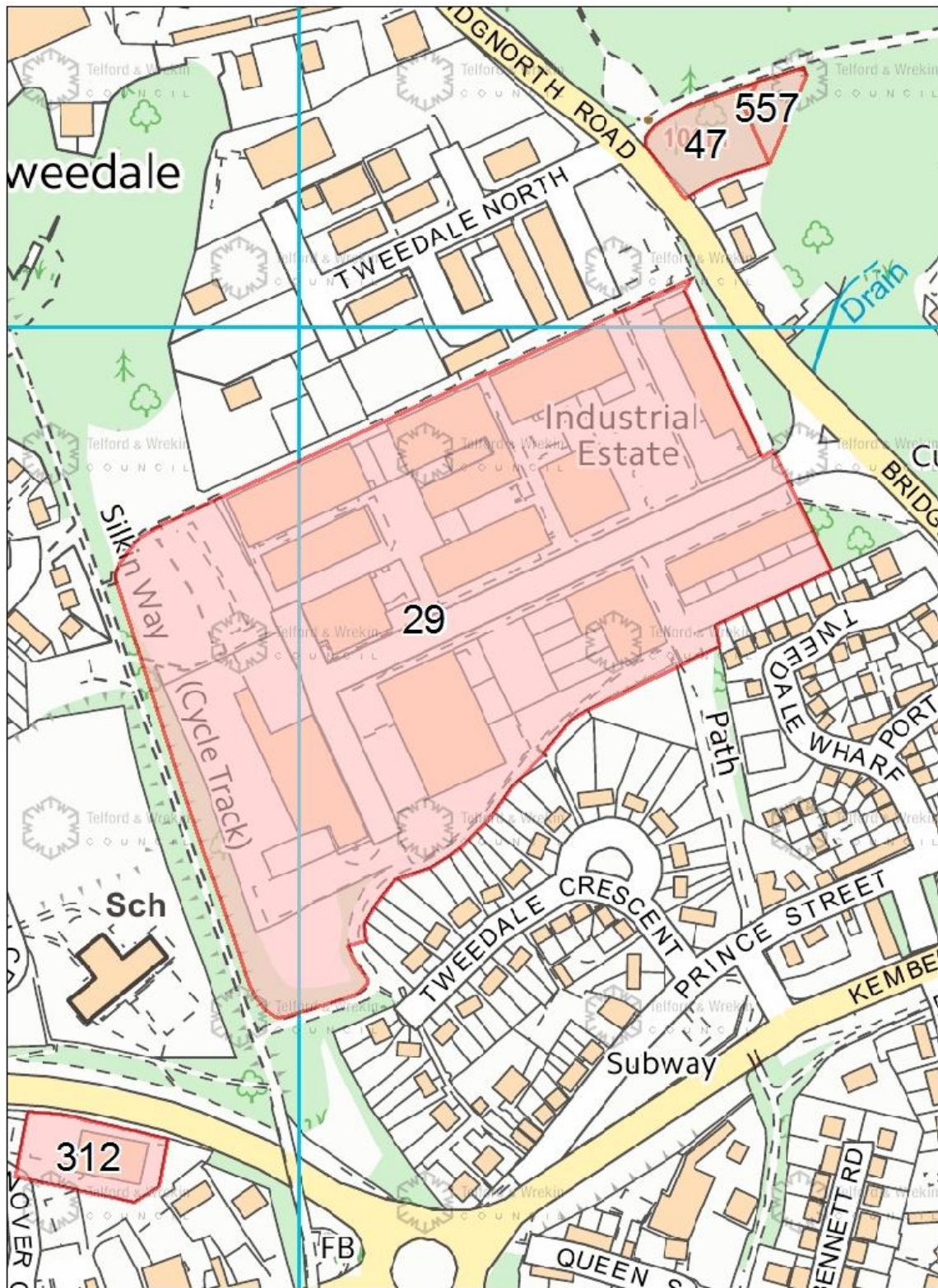
Suitability for housing	
Location	Telford urban area
Policy considerations	A small portion of the site is green network
Physical constraints	Flood zone 2 covers part of the site, site is currently occupied by industrial uses and may include contamination.
Potential Impacts	
Amenity impacts	Adjacent to existing industrial area, which has known air quality issues from current operators therefore potential for conflict between uses.
Overall Suitability	As the site is a brownfield site in the urban area the site is suitable. Any scheme will need to ensure that an appropriate FRA and flood mitigation is in place and there may be a requirement for a sympathetic design around the green network. There may be the need for environmental improvement to deal with any contamination. Suitability subject to appropriate mitigation of impacts from neighbouring uses.
Suitability Score	Suitable

Availability	
The site is currently occupied and would need large scale clearance; therefore it is considered that the site is not currently available.	
Availability Score	Future

Achievability	
Site is currently in various industrial uses. Could potentially be contamination issues with some of the uses that have previously taken place on the site.	
Achievability Score	3

Estimated site density and timeframe for delivery						
Developable area (%)	70%	Net site area		5.104ha		
Density(dph)	35dph					
Timeframe (dwellings)	0-5 years		6-10 years	178	11 years +	
Comment						





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Site Ref	38	Site Name	Land at Flatt Pit Farm
Site Size	1.078 Ha	Settlement	Rural Settlement
PDL	GR	Comment	

#### Suitability for housing

Location	Named rural settlement
Policy considerations	Suitable settlement, Mineral Safeguarding Area
Physical constraints	
Potential Impacts	The site is on the edge of but immediately adjacent to the Conservation Area.
Amenity impacts	
Overall Suitability	Situated on the edge of a suitable rural settlement, the site has the potential to be suitable for development. Any scheme would need to be appropriate for the adjacent conservation area. The site is in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place.
Suitability Score	Suitable

#### Availability

There are no known availability issues.	
Availability Score	Now

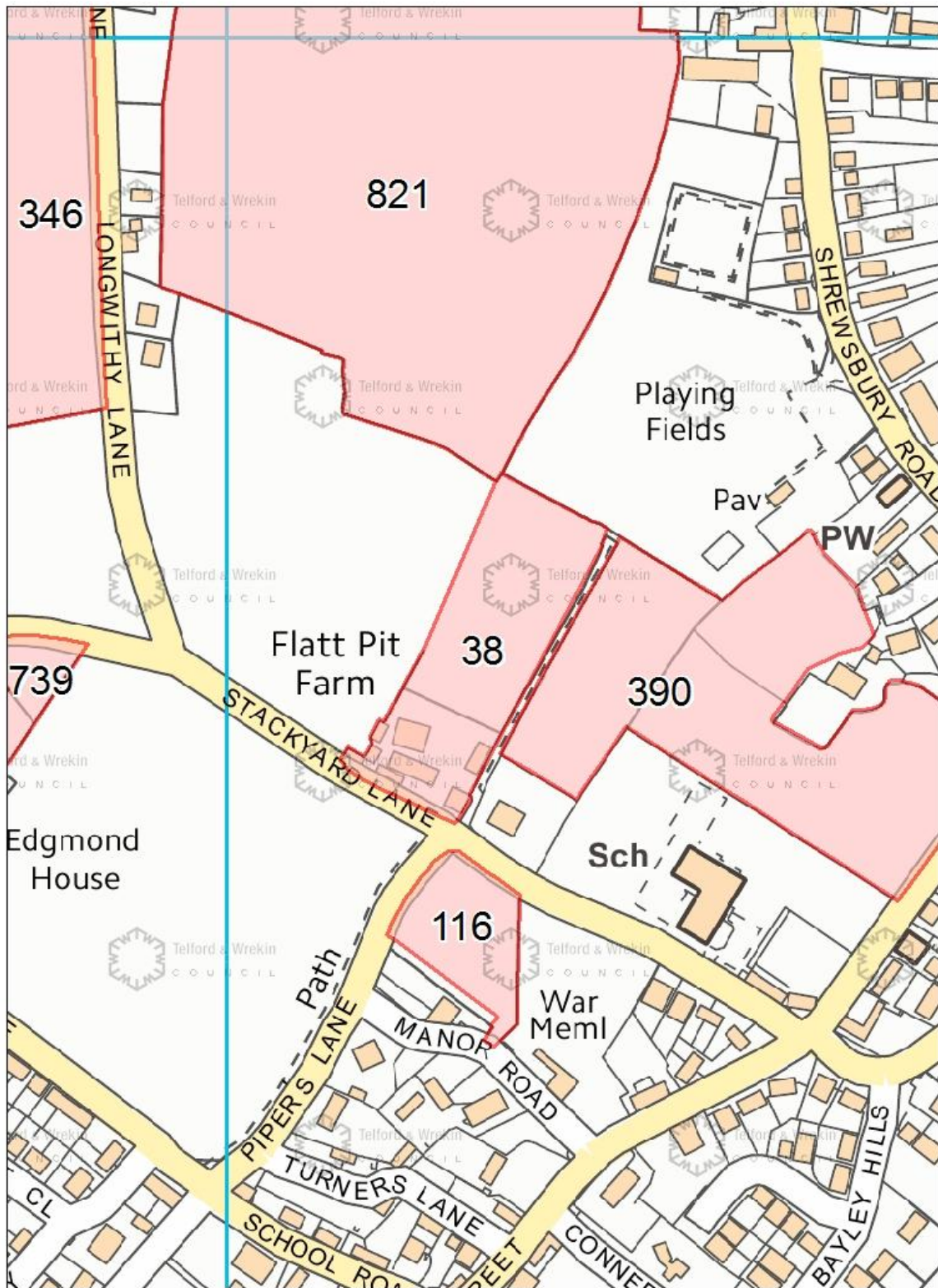
#### Achievability

There appear to be little issues with the achievability of the site. There would need to be some site clearing to make the site ready.	
Achievability Score	1

#### Estimated site density and timeframe for delivery

Developable area (%)	90%	Net site area		0.970ha		
Density(dph)	25dph					
Timeframe (dwellings)	0-5 years	24	6-10 years		11 years +	
Comment	As a deliverable site within the rural area, it is assumed the site could come forward with a low density scheme early in the plan period.					





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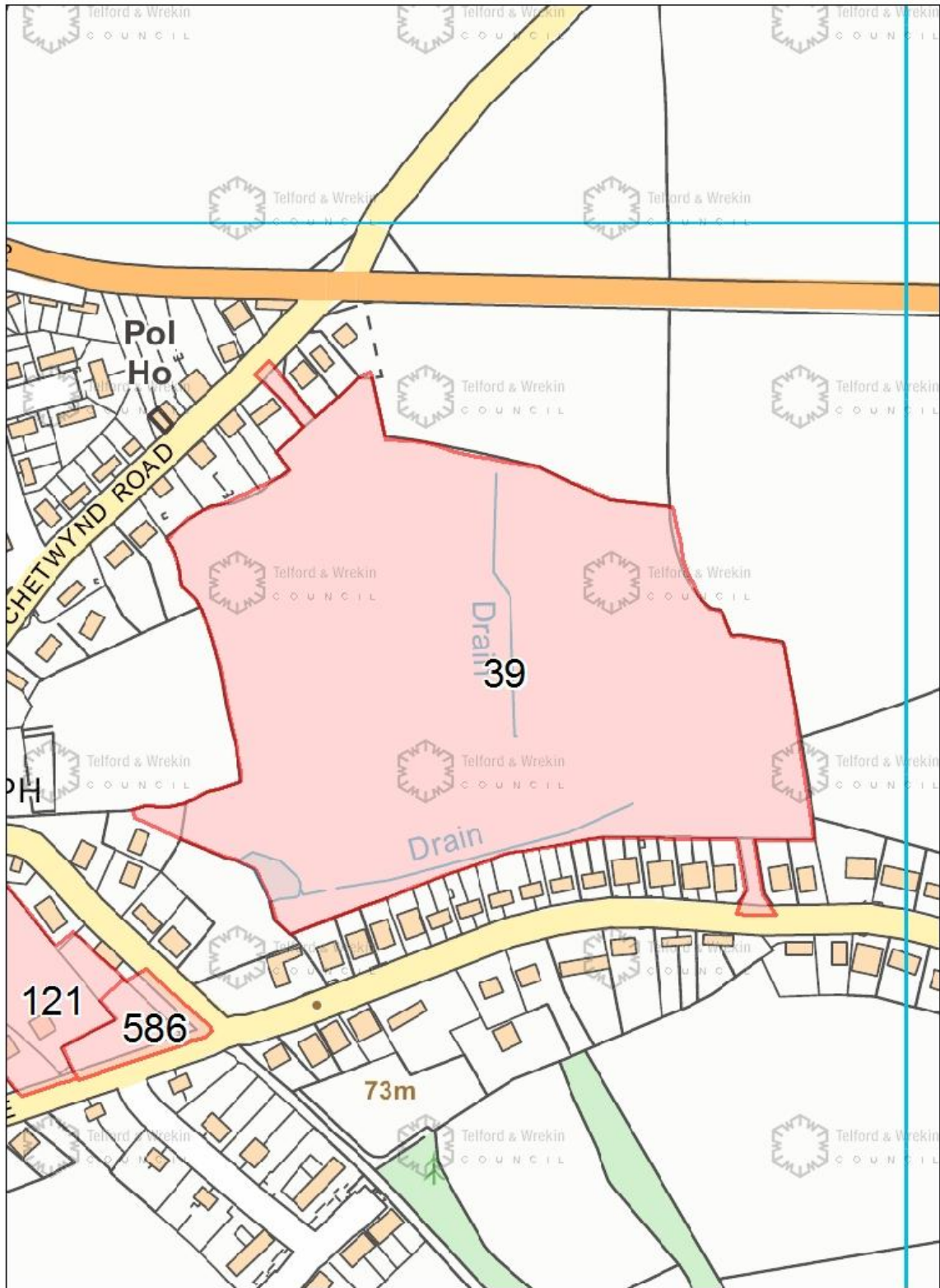
Site Ref	39	Site Name	Land between Chetwynd Road & Newport Road
Site Size	6.291 Ha	Settlement	Rural Settlement
PDL	GR	Comment	

Suitability for housing	
Location	On the edge of a suitable rural settlement
Policy considerations	Suitable settlement, part of the site is covered by a minerals safeguarding area
Physical constraints	TPOs, access
Potential Impacts	
Amenity impacts	
Overall Suitability	On the edge of a suitable rural settlement, the site has the potential to be suitable for development. Any scheme would have to be of an appropriate development for the rural area. The size of any scheme may need to improve access onto the site. The site is in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place.
Suitability Score	Suitable

Availability	
There are no known availability issues.	
Availability Score	Now

Achievability	
Flat, open site with limited constraints to bringing it forward for development.	
Achievability Score	1

Estimated site density and timeframe for delivery						
Developable area (%)	65%	Net site area		4.089ha		
Density(dph)	30dph					
Timeframe (dwellings)	0-5 years	122	6-10 years		11 years +	
Comment	As a deliverable site within the rural area, it is assumed the site could come forward with a low density scheme early in the plan period.					



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Site Ref	40	Site Name	North of The Grange
Site Size	0.635 Ha	Settlement	Rural settlement
PDL	GR	Comment	

#### Suitability for housing

Location	The site is on the edge of a suitable rural settlement
Policy considerations	Suitable settlement
Physical constraints	Access
Potential Impacts	
Amenity impacts	
Overall Suitability	As a small site on the edge of a suitable rural area, the site is potentially suitable for development. Any scheme would need to adequately address the narrow access to the site.
Suitability Score	Suitable

#### Availability

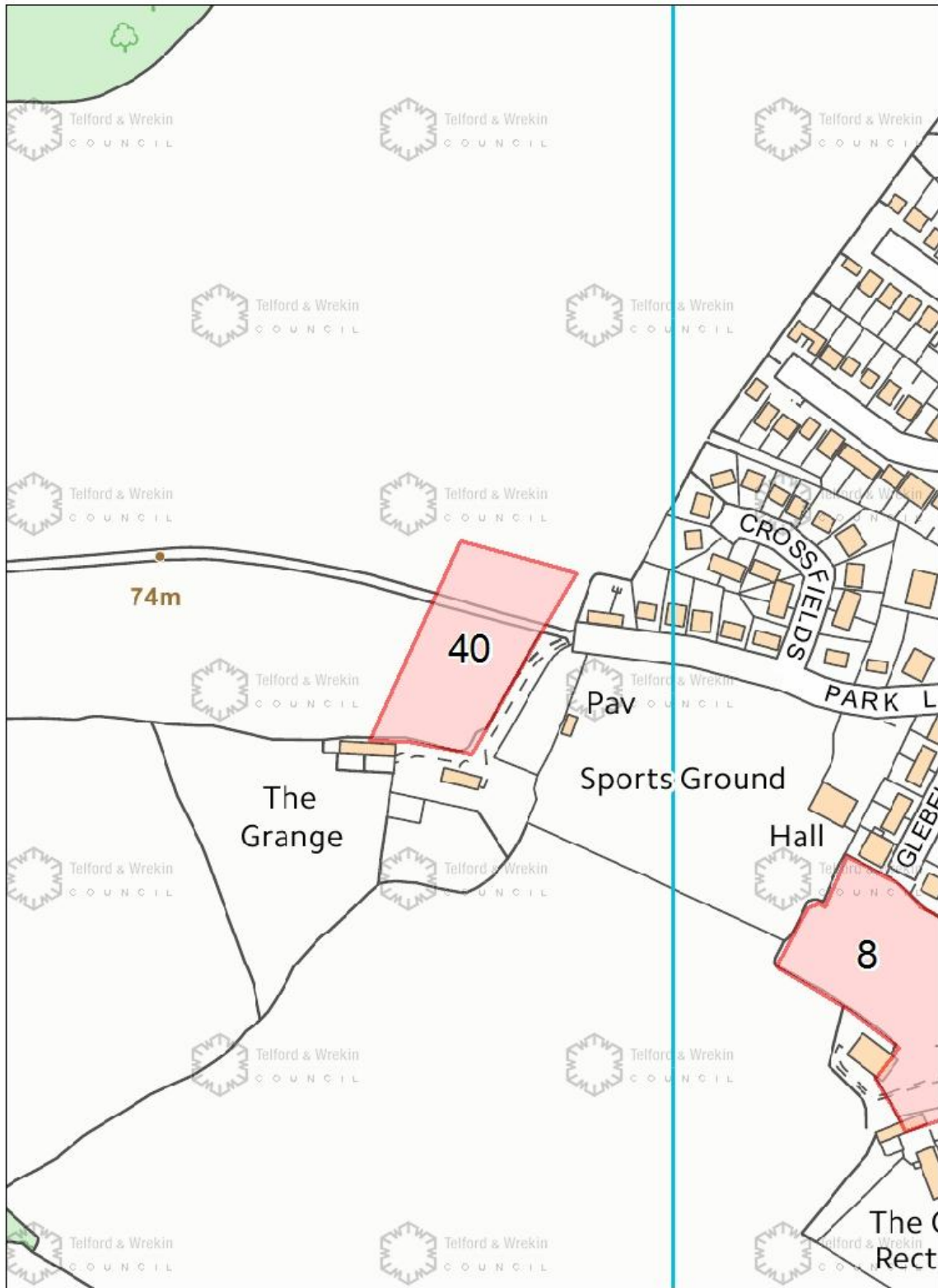
There are no known availability issues.	
Availability Score	Now

#### Achievability

The site is located in an area that would not be difficult to connect to existing services with residential properties adjacent. There are no constraints to bringing development forward on the site.	
Achievability Score	1

#### Estimated site density and timeframe for delivery

Developable area (%)	90%	Net site area		0.572ha		
Density(dph)	30dph					
Timeframe (dwellings)	0-5 years	17	6-10 years		11 years +	
Comment	As a deliverable site within the rural area, it is assumed the site could come forward with a low density scheme early in the plan period.					



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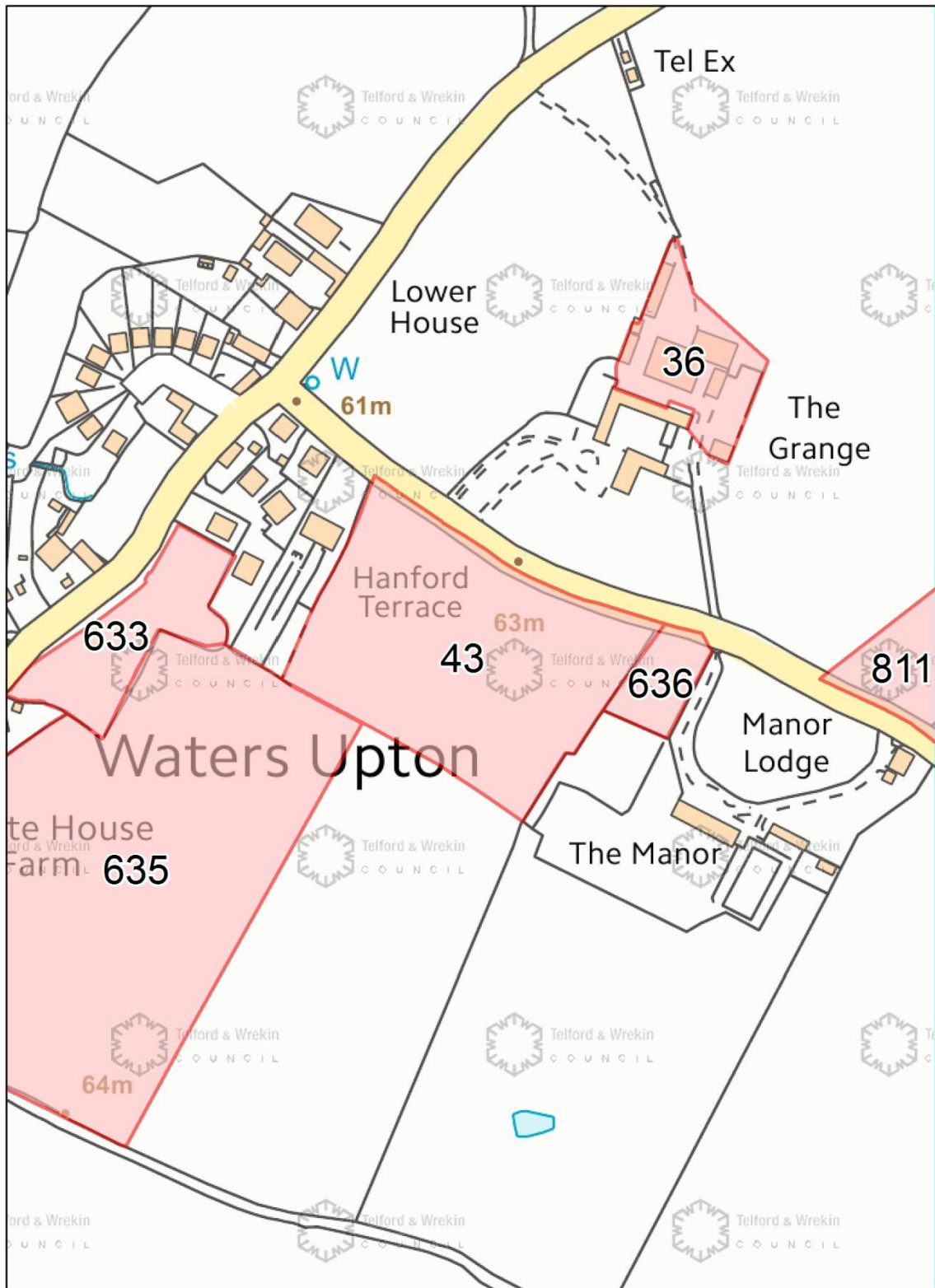
Site Ref	43	Site Name	Land east of Hanford Terrace - Site 4 Catbritch Lane
Site Size	1.833ha	Settlement	Rural settlement
PDL	GR	Comment	

Suitability for housing	
Location	On the edge of a suitable rural settlement
Policy considerations	Suitable settlement.
Physical constraints	TPOs
Potential Impacts	
Amenity impacts	
Overall Suitability	On the edge of a suitable rural settlement, the site has the potential to be suitable for development. Any scheme would have to be of an appropriate development for the rural area.
Suitability Score	Suitable

Availability	
There are no known availability issues.	
Availability Score	Now

Achievability	
There are TPOs on the site however there does not appear to be any other constraints to bringing forward development.	
Achievability Score	1

Estimated site density and timeframe for delivery						
Developable area (%)	90%	Net site area		1.650ha		
Density(dph)	25dph					
Timeframe (dwellings)	0-5 years	41	6-10 years		11 years +	
Comment	This is a greenfield site on the edge of a suitable rural settlement. As a deliverable site, it is assumed the site could come forward with a low density scheme early in the plan period.					



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Site Ref	53	Site Name	Land off Gower Street, St Georges
Site Size	3,679ha	Settlement	Telford
PDL	BR	Comment	

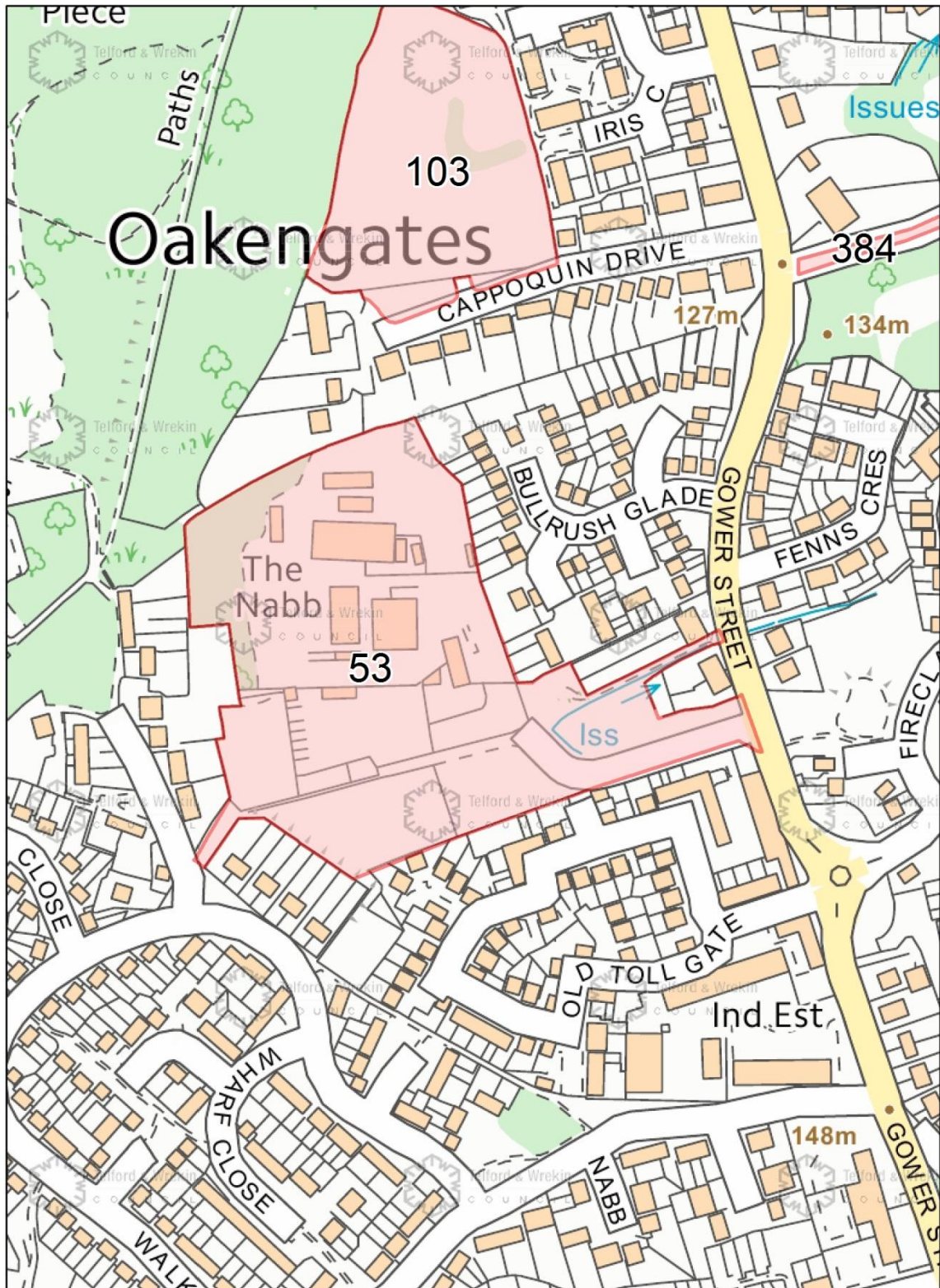
Suitability for housing	
Location	Telford urban area
Policy considerations	Suitable settlement
Physical constraints	Existing buildings on the site would need clearing prior to development.
Potential Impacts	
Amenity impacts	
Overall Suitability	As a brownfield site in the urban area, the site is potentially suitable
Suitability Score	

Availability	
The site is currently occupied.	
Availability Score	Future

Achievability	
Brownfield site with currently occupied by buildings. Residential development could be achieved on the site. Potential remediation work could be required.	
Achievability Score	2

Estimated site density and timeframe for delivery						
Developable area (%)	85%	Net site area		3.127ha		
Density(dph)	35dph					
Timeframe (dwellings)	0-5 years		6-10 years	109	11 years +	
Comment	As the site is currently unavailable, it is considered the site could come forward midway through the plan period.					





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Site Ref	63	Site Name	Land at Old Park Roundabout
Site Size	0.666 Ha	Settlement	Telford
PDL	GR	Comment	Site adjacent site 671.

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Suitability for housing	
Location	Telford urban area
Policy considerations	
Physical constraints	
Potential Impacts	Potential access issues.
Amenity impacts	
Overall Suitability	No major constraints apply to the site therefore its suitable.
Suitability Score	Suitable

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Availability	
No known availability issues.	
Availability Score	Now

Achievability	
There would appear to be little or no constraints to bringing this site forward for development.	
Achievability Score	1

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Estimated site density and timeframe for delivery						
Developable area (%)	80%	Net site area		0.533ha		
Density(dph)	40dph					
Timeframe (dwellings)	0-5 years	21	6-10 years		11 years +	
Comment	Due to the size of the site and the absence of major constraints, the site could come forward in the short term.					





Site Ref	65	Site Name	Land off Majestic Way, Aqueduct
Site Size	2,553Ha	Settlement	Telford
PDL	GR	Comment	Site is allocated for housing in the Telford & Wrekin Local Plan

Suitability for housing	
Location	Telford urban area
Policy considerations	Site is a proposed housing allocation in the Draft Local Plan.
Physical constraints	It is located within 250m landfill buffer of a landfill site.
Potential Impacts	
Amenity impacts	
Overall Suitability	Site is located within the built-up area of Telford and is potentially suitable for development. Any scheme would need to adequately address potential risks from the landfill site.
Suitability	Suitable

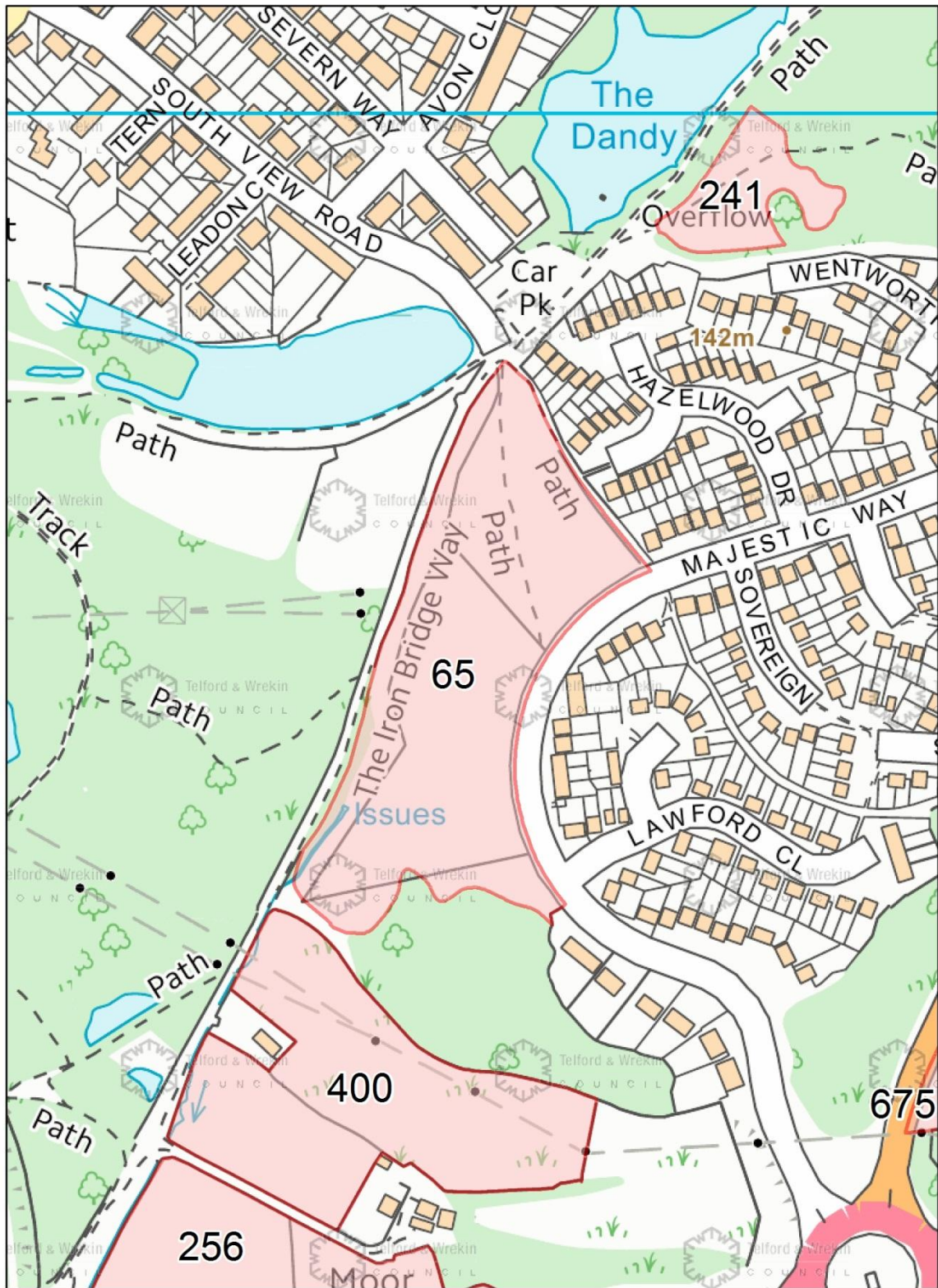
Availability	
There are no known availability issues.	
Availability	Now

Achievability <sup>2</sup>	
There would appear to be little or no constraints on bringing forward the site for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	60%	Net site area		1.532ha		
Density(dph)	30dph					
Timeframe (dwellings)	0-5 years	45	6-10 years		11 years +	
Comment	As an achievable site within an identified settlement, there is potential for the site to come forward early in the plan period.					

<sup>2</sup> See the Strategic Housing Land Availability Assessment Site Viability Study (2014)





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Site Ref	104	Site Name	Land off Telford Way
Site Size	3.878ha	Settlement	Telford
PDL	GR	Comment	

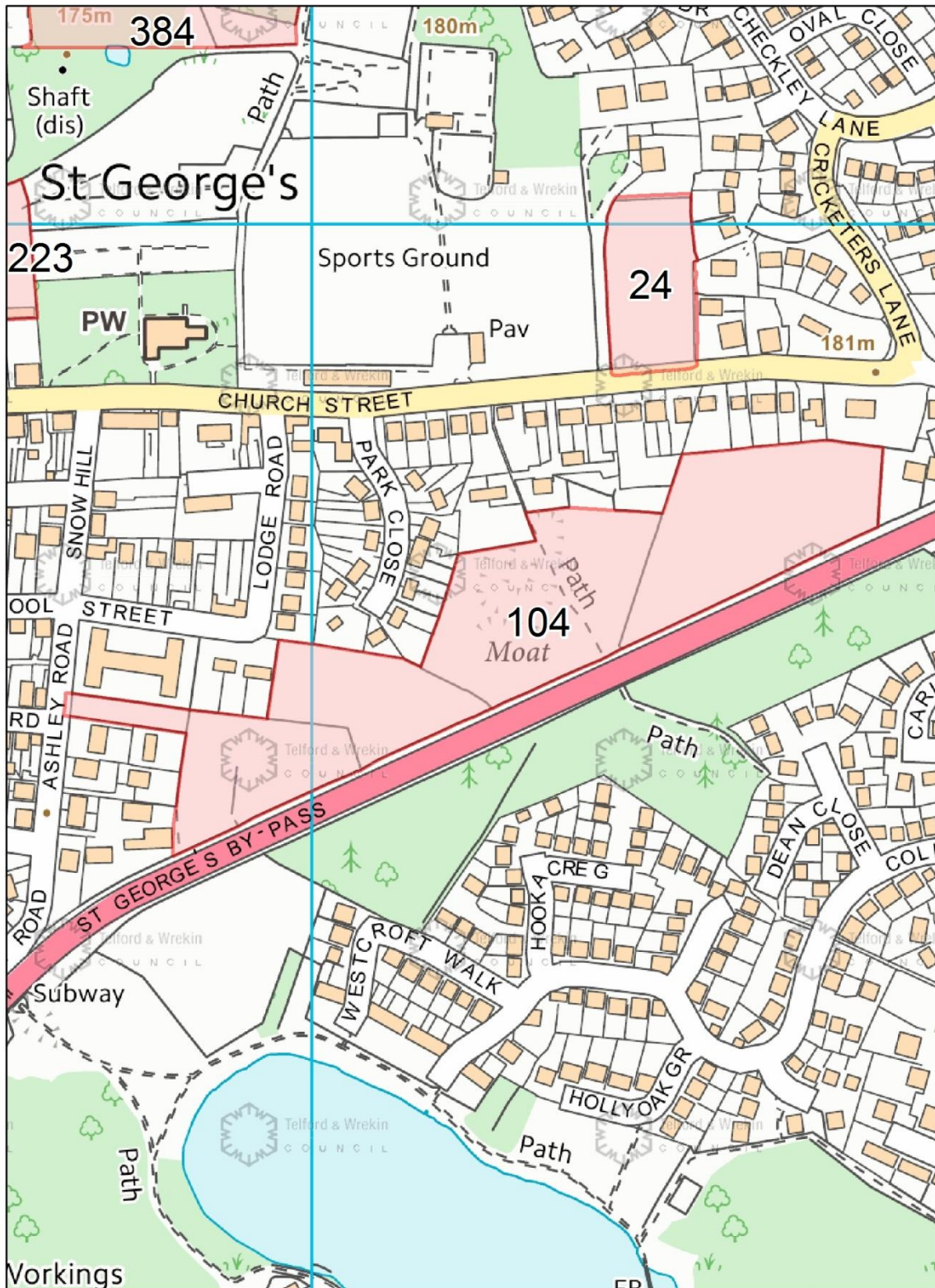
Suitability for housing	
Location	Telford urban area
Policy considerations	
Physical constraints	
Potential Impacts	
Amenity impacts	Potential noise impact from A5/ St Georges by-pass
Overall Suitability	The site has the potential to be suitable for development. Any scheme would need to provide appropriate barrier from A5.
Suitability Score	Suitable

Availability	
There are no known availability issues.	
Availability Score	Now

Achievability	
There would appear to be little or no constraints on bringing forward the site for development.	
Achievability Score	1

Estimated site density and timeframe for delivery						
Developable area (%)	90%	Net site area		3.490ha		
Density(dph)	40dph					
Timeframe (dwellings)	0-5 years	100	6-10 years	39	11 years +	
Comment	As a greenfield site within the urban area with few constraints, it is considered the site could be delivered early in the plan period					





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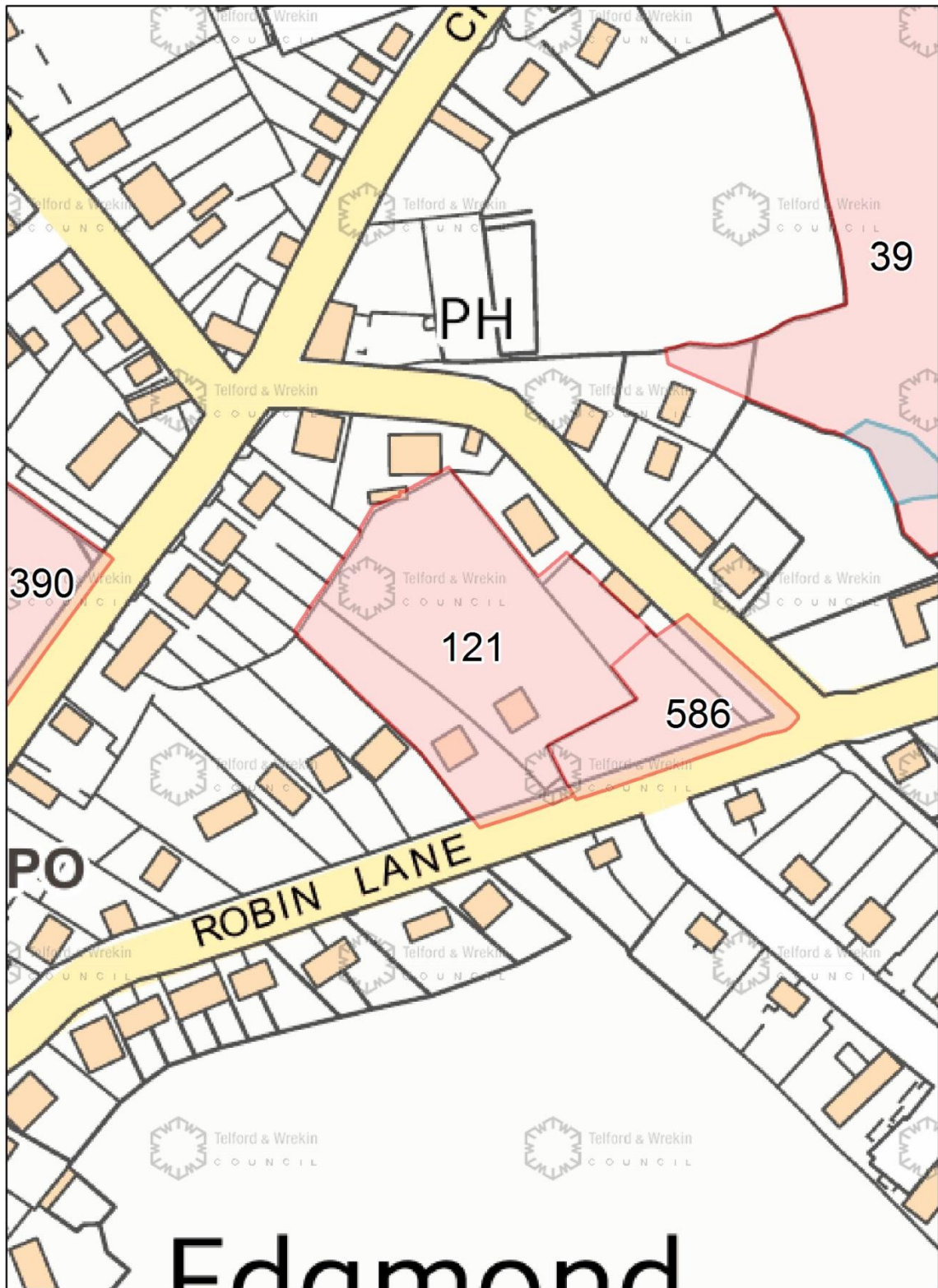
Site Ref	121	Site Name	No.4&6 Robin Lane, Edgmond
Site Size	0.695 Ha	Settlement	Rural settlement
PDL	BR	Comment	

Suitability for housing		
Location	Rural settlement of Edgmond	
Policy considerations	Suitable rural settlement and in the minerals safeguarding area. Site adjacent a listed building.	
Physical constraints	Tree preservation orders, access issues	
Potential Impacts		
Amenity impacts		
Overall Suitability	Located in a suitable rural settlement, the site has the potential to be suitable for development. Any scheme would have to be of an appropriate development for the rural area and also sort access issues. The site is in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place. Site is adjacent to a listed building and development will require sensitive and responsive design.	
Suitability	Suitable	

Availability	
There are no known availability issues.	
Availability	Now

Achievability	
Part of the site is already in residential use, the remainder of the site would appear to need clearing in order to make way for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	90%	Net site area		0.623ha		
Density(dph)	20dph					
Timeframe (dwellings)	0-5 years	12	6-10 years		11 years +	
Comment	As a deliverable site within the rural area, it is assumed the site could come forward with a low density scheme early in the plan period.					



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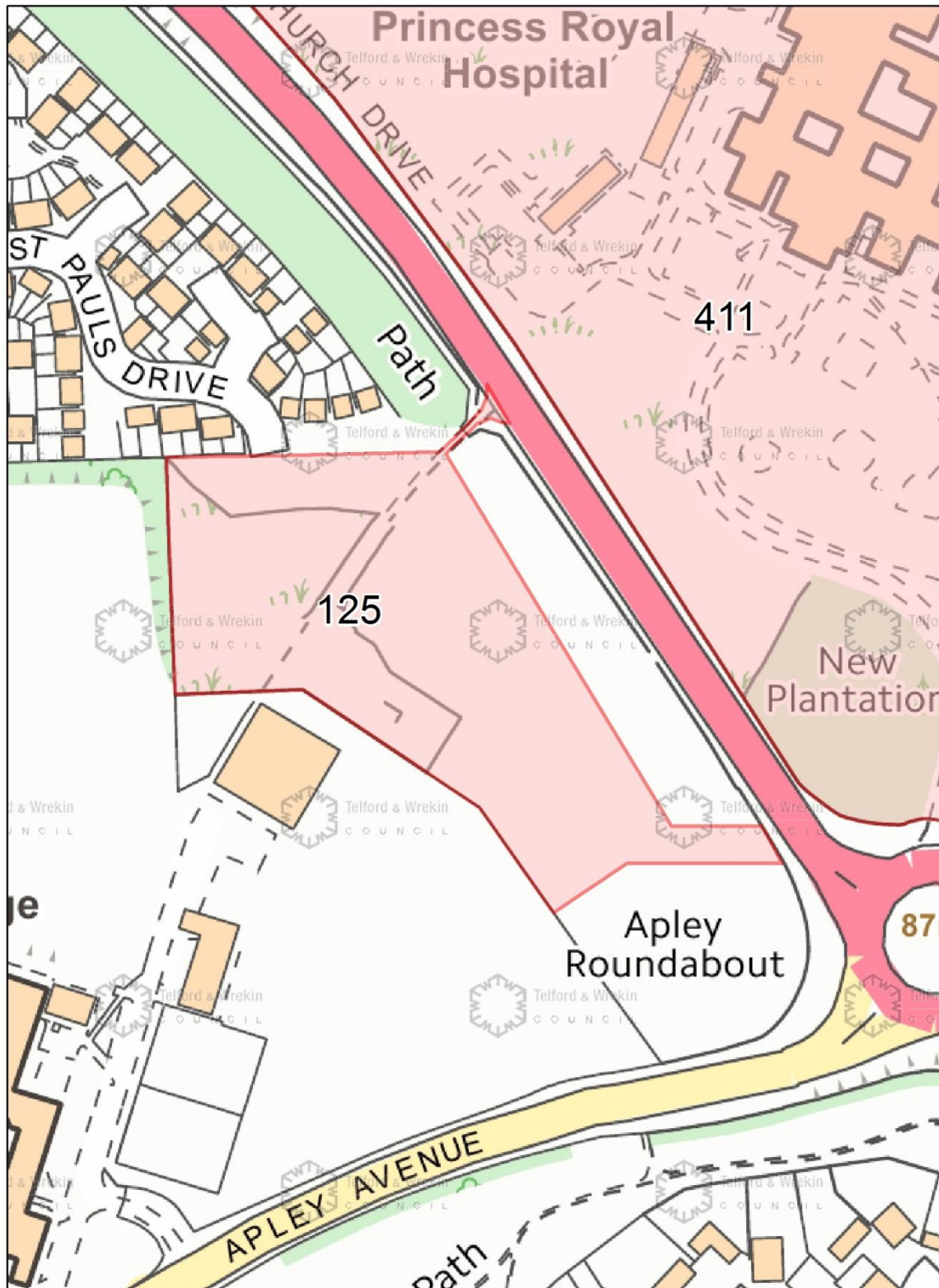
Site Ref	125	Site Name	Blessed Robert Johnson Phase II, off Whitchurch Drive
Site Size	2,261Ha	Settlement	Telford
PDL	GR	Comment	Site is allocated for housing in the Telford & Wrekin Local Plan

Suitability for housing	
Location	Telford urban area
Policy considerations	Site is a potential housing allocation in the Draft Local Plan.
Physical constraints	
Potential Impacts	
Amenity impacts	
Overall Suitability	Site is located within the built-up area of Telford and is potentially suitable for development
Suitability	Suitable

Availability	
There are no known availability issues.	
Availability	Now

Achievability	
There would appear to be little or no constraints to bringing this site forward for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	75%	Net site area		1.7ha		
Density(dph)	30dph					
Timeframe (dwellings)	0-5 years	51	6-10 years		11 years +	
Comment	As an achievable site within an identified settlement, there is potential for the site to come forward early in the plan period.					



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Site Ref	144	Site Name	Land South of New Trench Road, Donnington Farm, Telford
Site Size	7.6 ha	Settlement	Open countryside
PDL	GR	Comment	Part of larger parcel of land forming extension site

Suitability for housing	
Location	Open countryside
Policy considerations	Proposed site allocation in Telford & Wrekin Local Plan
Physical constraints	None known
Potential Impacts	Local infrastructure
Amenity impacts	None known
Overall Suitability	As a large accessible site on the edge of the urban area, it is considered that the site could deliver a substantial amount of housing and regeneration in the area. The site also has few constraints with potential for access onto a main route. Therefore it is considered that the site is suitable for development.
Suitability	Suitable

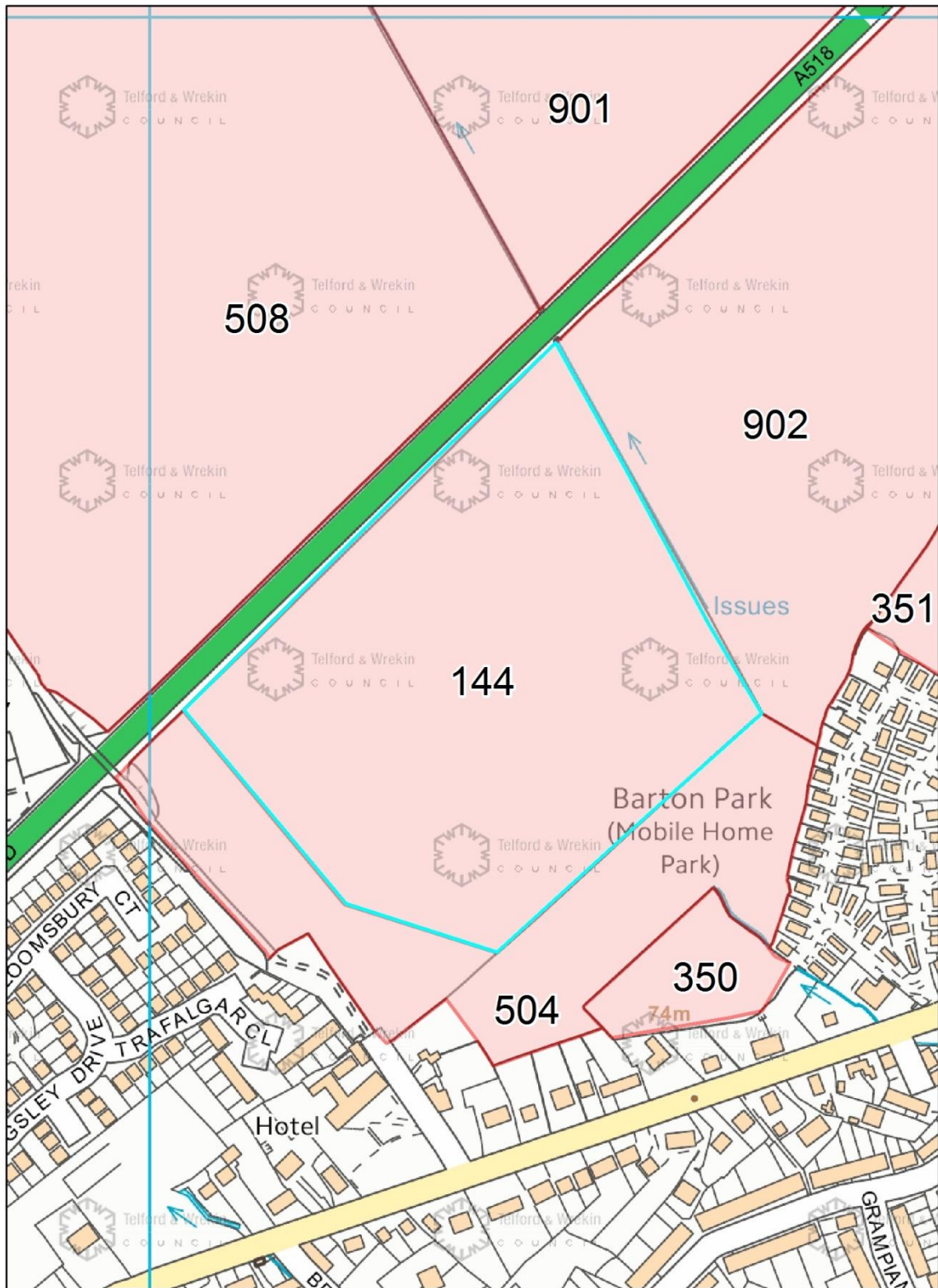
Availability	
There is landowner/developer interest in delivering this site. The site is currently being promoted through the planning application process (TWC/2016/0097), but no formal decision has been issued at this time.	
Availability	Now

Achievability	
There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. Site 504 coming forward would help achieve development more quickly.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	88%	Net site area		6.67ha		
Density(dph)	33dph					
Timeframe (dwellings)	0-5 years	25	6-10 years	190	11 years +	
Comment	Site forms part of proposed site allocation (H1), which also includes SHLAA site 482, 504 and 508. Consequently, the development assumptions presented here are subject to change once the final proposals for the site allocation are finalised. Timing of development on this site will be dependent on planned improvements to the highway network, being delivered through the Local Growth Fund. Subject to completion of the planned works, delivery could begin within five years. The developable area (6.67 ha) is taken from information provided in planning application, and includes site 504 as part of that proposal. Site is proposed to deliver					

	<p>up to 220 dwellings, but no formal decision has been issued regarding the application. Phasing is dependent on delivery of highways improvements, and the likely provision for education (school) also proposed as part of the application. It is therefore reasonable to suggest that the developable area may reduce further to accommodate the wider development mix which, in turn, may impact on the capacity of the site. The figure of 220 dwellings is therefore considered to be at the upper end. Furthermore, actual delivery rates will be influenced by the progress of the site allocation as a whole.</p>
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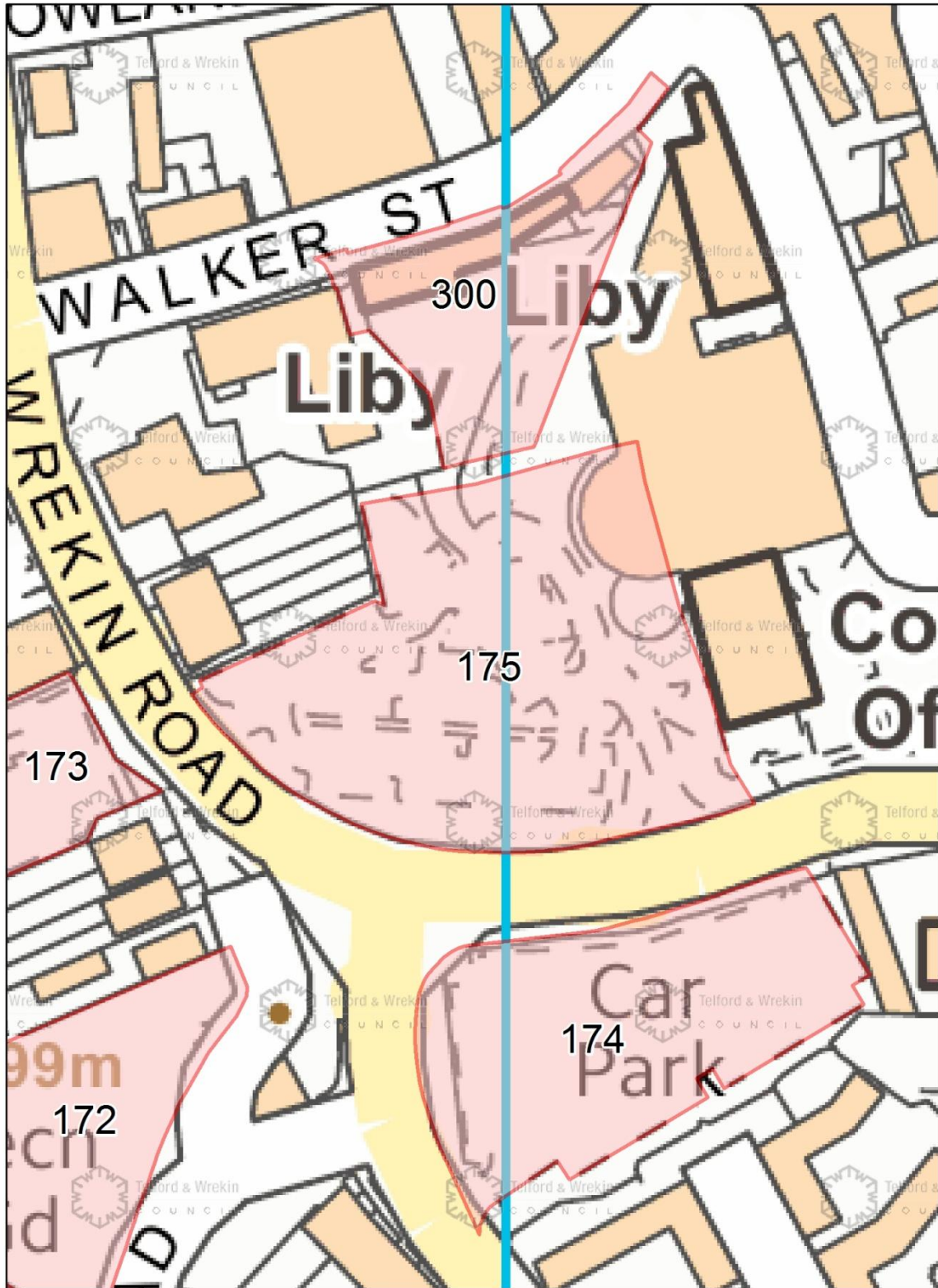
Site Ref	175	Site Name	Wrekin Road Car Park Victoria Road, Wellington
Site Size	0.64 ha	Settlement	Telford
PDL	BR	Comment	Site currently in use as a car park

Suitability for housing	
Location	Telford urban area
Policy considerations	None
Physical constraints	None known
Potential Impacts	None known
Amenity impacts	None known
Overall Suitability	Site is centrally located in Telford urban area, within Wellington Market Town. Therefore, in principle, this is a suitable location for residential use. However, the redevelopment of this site would necessitate the relocation of a significant number of parking spaces elsewhere in Wellington. Any development would need to address this issue.
Suitability	Suitable

Availability	
Site is currently in use as a car park for Wellington Civic and Leisure Centre. There are no proposals to change this.	
Availability	Future

Achievability	
There would appear to be little or no constraints to bringing this site forward for development, however if a residential scheme was built it would result in significant parking issues with the loss of a large number of spaces.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	95%	Net site area		0.61ha		
Density(dph)	45dph					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	27
Comment	The site benefits from a central location which justifies a density of 45 DpH. A net site area of 95% is considered appropriate given the size and shape of the site. No constraints that would delay development					



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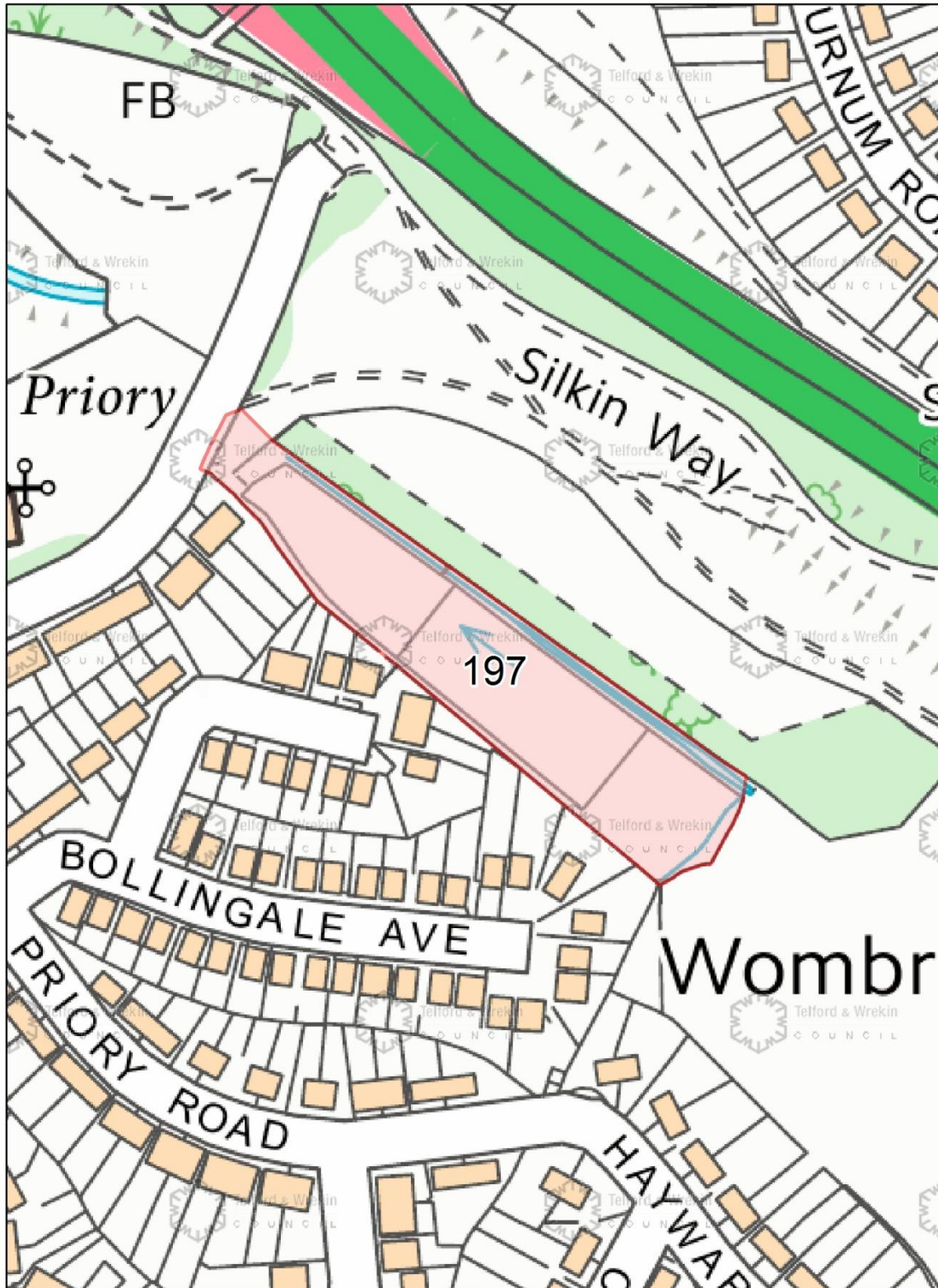
Site Ref	197	Site Name	Land off Wombridge Road, Wombridge
Site Size	0.7 ha	Settlement	Telford
PDL	GR	Comment	Extant planning permission (TWC/2013/0718) for stables

Suitability for housing	
Location	Telford urban area
Policy considerations	Green Network (small part)
Physical constraints	Within 250m buffer of landfill site
Potential Impacts	None known
Amenity impacts	None known
Overall Suitability	No policy constraints preventing development to the site
Suitability	Suitable

Availability	
Site is in private ownership. Promotion of land through SHLAA suggests some interest in developing the site.	
Availability	Future

Achievability	
The shape of the site could potentially make it difficult to achieve an acceptable development on the site.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	40%	Net site area		0.28ha		
Density(dph)	35dph					
Timeframe (dwellings)	0-5 years		6-10 years	10	11 years +	
Comment	Site considered to be developable					



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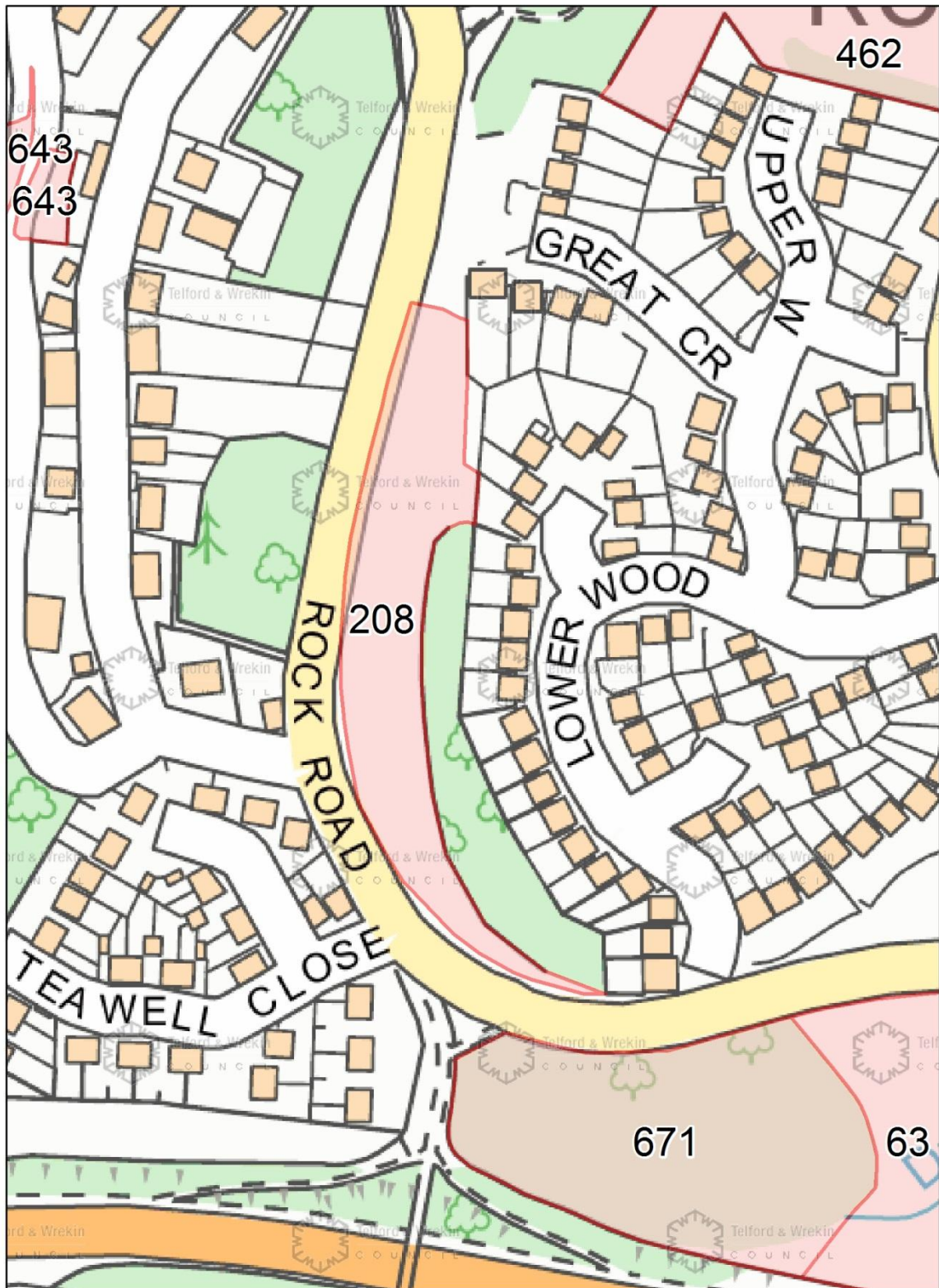
Site Ref	208	Site Name	Land north of Rock Road
Site Size	0.521Ha	Settlement	Telford
PDL	GR	Comment	

Suitability for housing	
Location	Telford urban area
Policy considerations	
Physical constraints	
Potential Impacts	Potential access issues.
Amenity impacts	
Overall Suitability	No major constraints apply to the site therefore its suitable.
Suitability Score	Suitable

Availability	
There are potential access issues and no known ownership issues. No major constraints and site can come forward in the short term.	
Availability Score	Now

Achievability	
There would appear to be little or no constraints to bringing this site forward for development.	
Achievability Score	1

Estimated site density and timeframe for delivery						
Developable area (%)	80%	Net site area		0.417ha		
Density(dph)	35dph					
Timeframe (dwellings)	0-5 years	14	6-10 years		11 years +	
Comment	The net site area is reduced due to the irregular shape of the site.					



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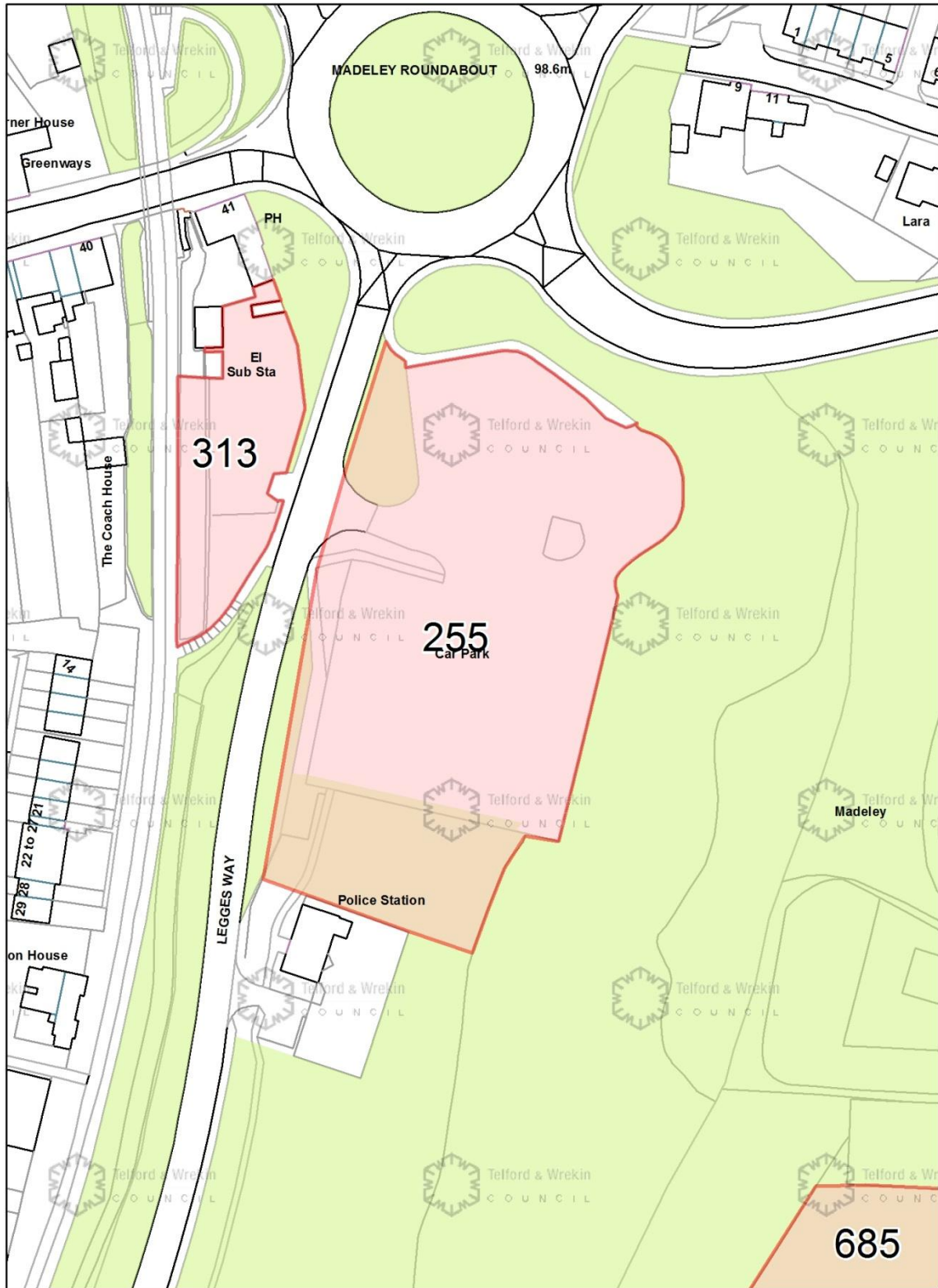
Site Ref	255	Site Name	Overspill Car Park, Madeley
Site Size	0.72ha	Settlement	Telford
PDL	BR	Comment	Site currently in use as a car park

Suitability for housing	
Location	Telford urban area
Policy considerations	Adjacent to a proposed Local Nature reserve and World Heritage Site, within Madeley NDP, 250 buffer of a landfill site
Physical constraints	None known
Potential Impacts	None known
Amenity impacts	None known
Overall Suitability	The site is in use a carpark and close to Madeley District Centre. Therefore, in principle, this is a suitable location for residential use. Future proposals will need to be in conformity with the Madeley NDP.
Suitability	Suitable

Availability	
Site is currently in use as a car park. There are no proposals to change this.	
Availability	Future

Achievability	
There would appear to be little or no constraints on bringing forward the site for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	95%	Net site area		0.684ha		
Density(dph)	40dph					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	27
Comment	As there are no major constraints the site could come forward in the short term.					



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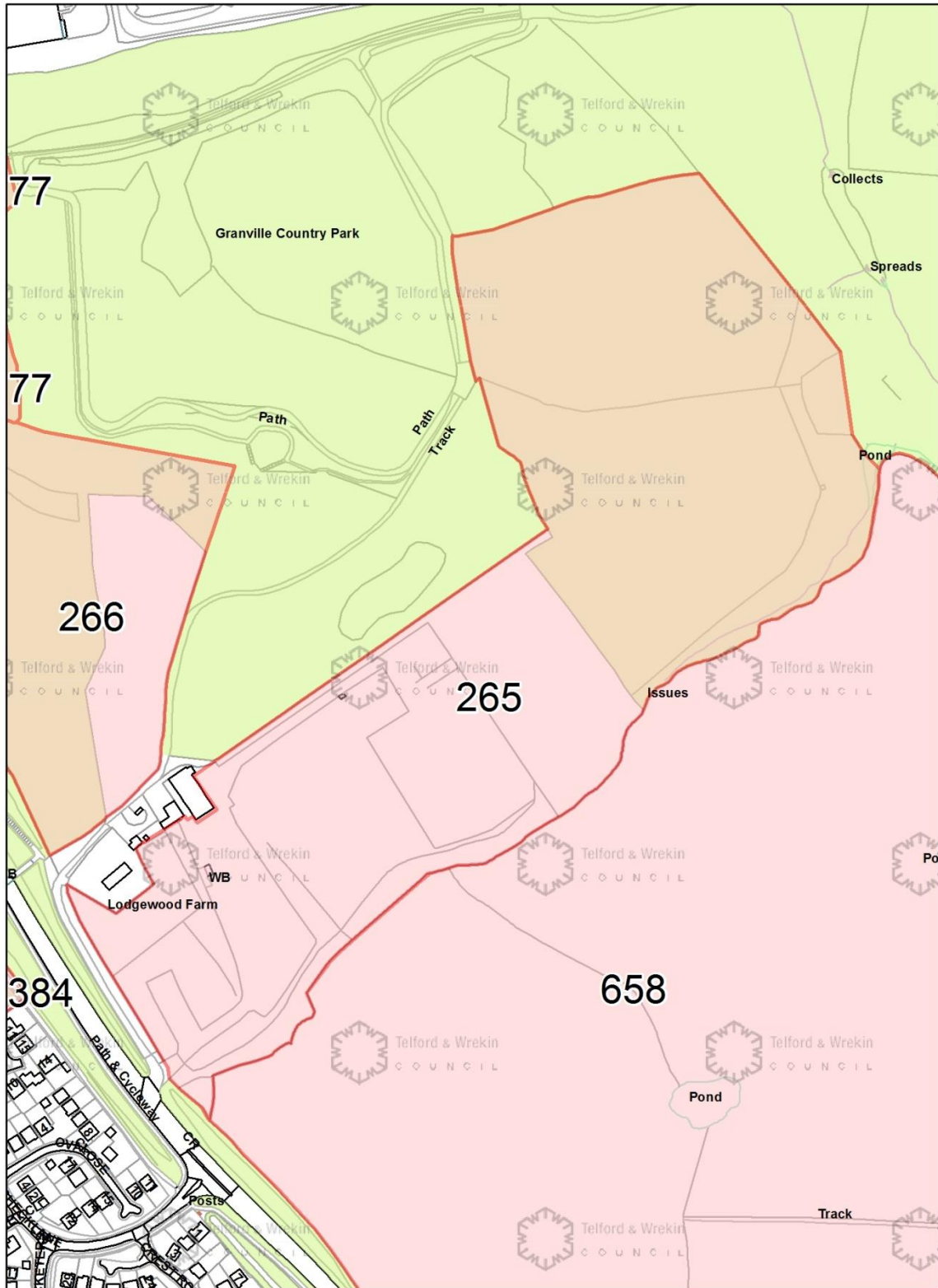
Site Ref	265	Site Name	land south of Redhill Way
Site Size	15.319Ha	Settlement	Telford
PDL	GR/BR	Comment	

Suitability for housing	
Location	Telford urban area
Policy considerations	A large part of the site is designated as Green Network.
Physical constraints	Small part of the site is in a Local Wildlife Site and is adjacent a Local Nature Reserve.
Potential Impacts	
Amenity impacts	
Overall Suitability	Part of the site is designated as green network and development is not supported in principle on this part of the site. Suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Development could take place on the remaining part of the site.
Suitability	

Availability	
Site is currently in use.	
Availability	Future

Achievability	
The site is currently being used as a composting facility and so there could be significant remediation in order to make the site able to achieve development.	
Achievability	3

Estimated site density and timeframe for delivery						
Developable area (%)	40%	Net site area		6.13ha		
Density(dph)	30dph					
Timeframe (dwellings)	0-5 years		6-10 years	183	11 years +	
Comment	The site area has been reduced to take into account the part of the site under the green network.					



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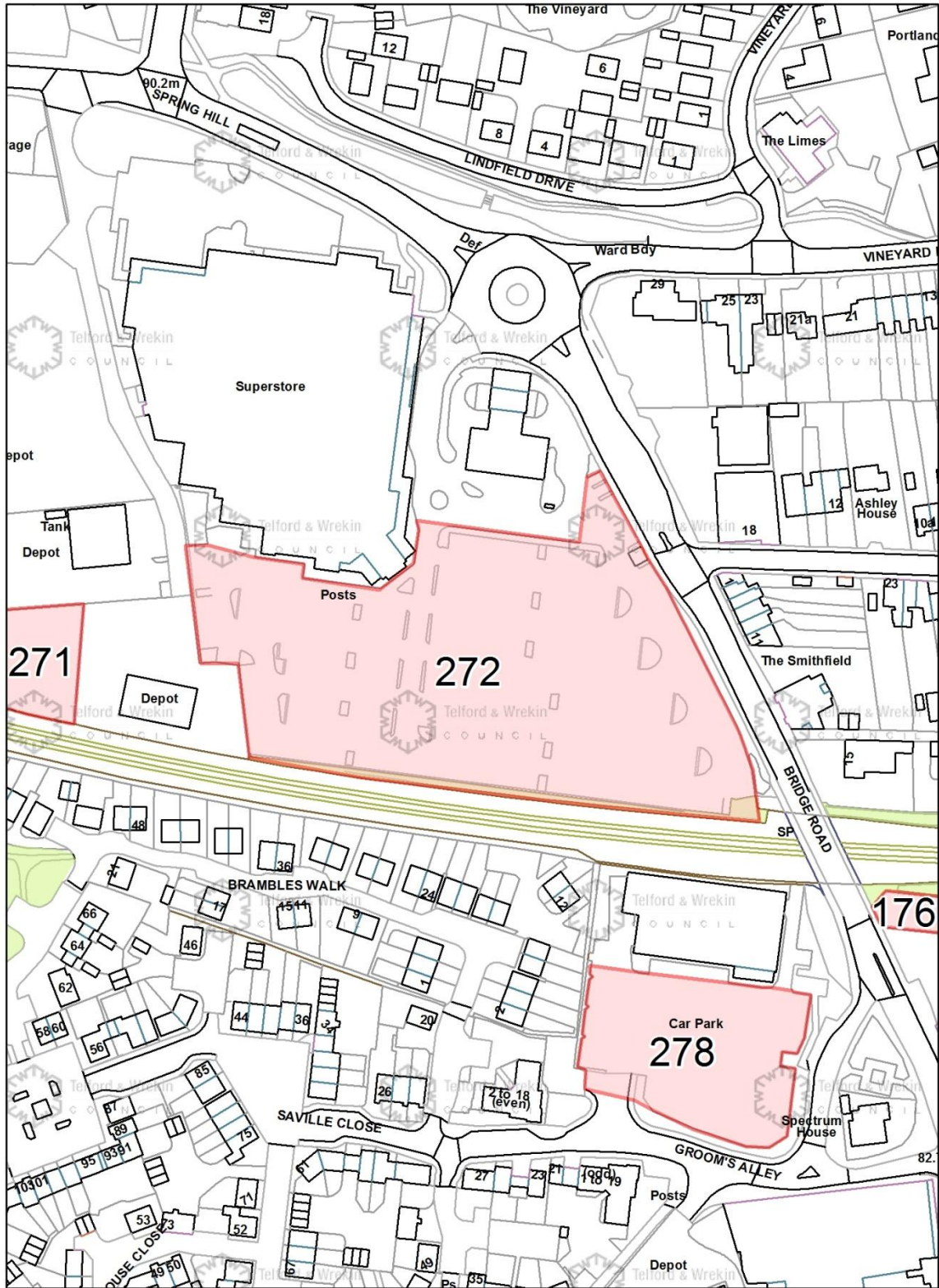
Site Ref	272	Site Name	Supermarket at Bridge Road
Site Size	1.217 Ha	Settlement	Telford
PDL	BR	Comment	Car park to Morrison supermarket

Suitability for housing	
Location	Telford urban area
Policy considerations	Wellington town centre; southern fringe of site in Green Network
Physical constraints	Proximity to railway line (noise); commercial/ industrial use to north and west
Potential Impacts	
Amenity impacts	
Overall Suitability	Suitable in principle to promote housing reflecting town centre location and proximity to public transport and other services in Wellington provided
Suitability	Suitable

Availability	
Need to resolve loss of car parking. May be dependent on Morrison investment proposals nationally	
Availability	Future

Achievability	
Would need to address loss of car parking spaces within Wellington town centre or provide alternative parking before development is delivered	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	85%	Net site area		1.034ha		
Density(dph)	40dph					
Timeframe (dwellings)	0-5 years		6-10 years	41	11 years +	
Comment						



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Site Ref	306	Site Name	Central car park Stafford Road, Oakengates
Site Size	0.85	Settlement	Telford
PDL	BR	Comment	

Suitability for housing	
Location	Telford urban area
Policy considerations	District Centre
Physical constraints	None known
Potential Impacts	None known
Amenity impacts	None known
Overall Suitability	Site is centrally located in Telford urban area, within Oakengates District Centre. Therefore, in principle, this is a suitable location for residential use. However, the redevelopment of this site would necessitate the relocation of a significant number of parking spaces elsewhere in Oakengates. Any development would need to address this issue.
Suitability	Suitable

Availability	
Site is currently in use as a car park for Oakengates District Centre. There are no proposals to change this.	
Availability	Future

Achievability	
There would appear to be little or no constraints to bringing this site forward for development, however if a residential scheme was built it would result in significant parking issues with the loss of a number of spaces.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	70%	Net site area		0.595ha		
Density(dph)	35dph					
Timeframe (dwellings)	0-5 years		6-10 years	20	11 years +	
Comment						



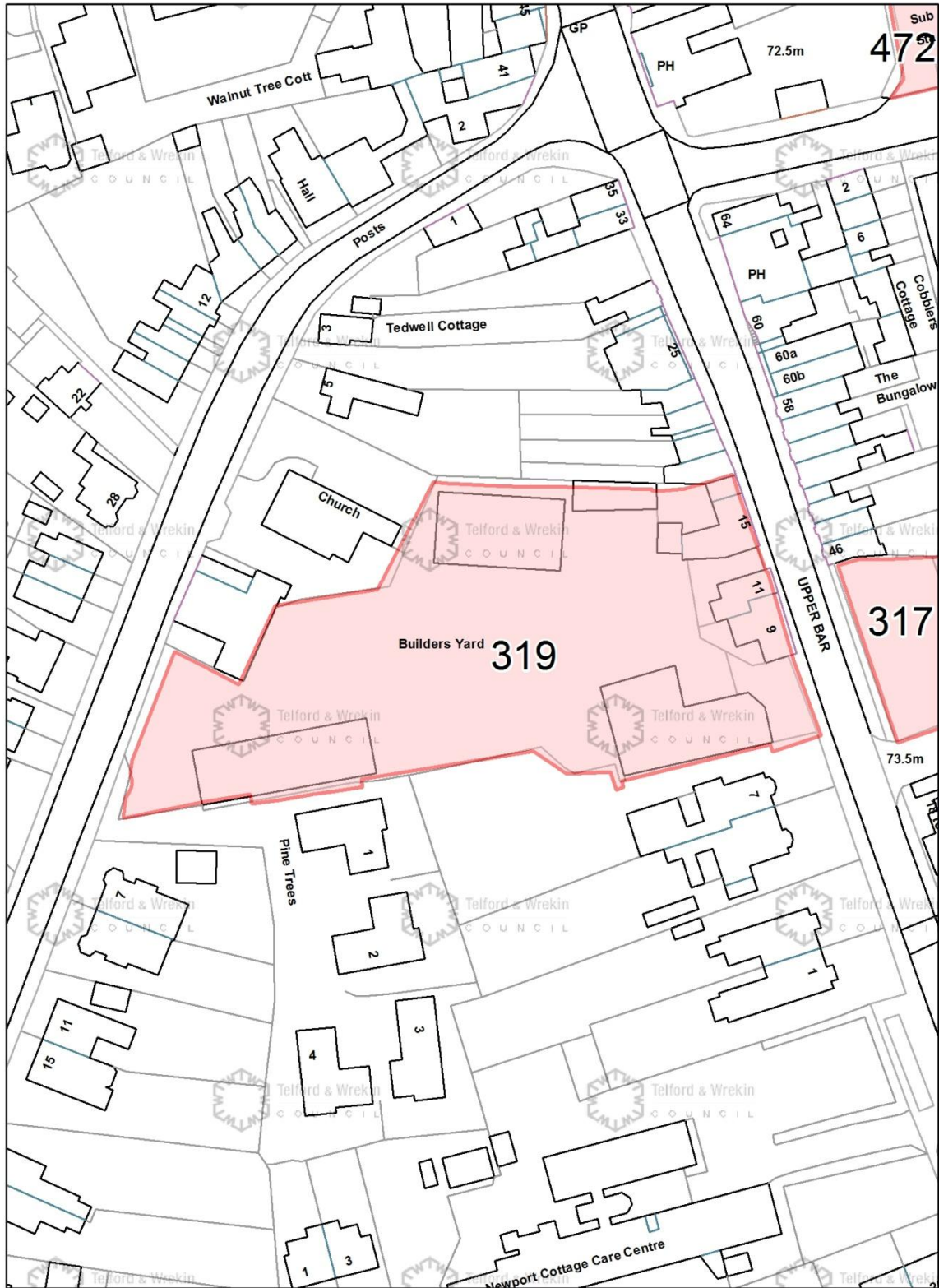
Site Ref	319	Site Name	Builders yard, Upper Bar, Newport
Site Size	0.5 ha	Settlement	Newport
PDL	BR	Comment	

Suitability for housing	
Location	Newport urban area
Policy considerations	Market Town, Conservation Area
Physical constraints	None known
Potential Impacts	Conservation Area, Listed Buildings, TPOs on site
Amenity impacts	None known
Overall Suitability	Site is centrally located in Telford urban area, within Newport Market Town. Therefore, in principle, this is a suitable location for residential use. However, there are known constraints that would need to be appropriately addressed prior to development.
Suitability	Suitable

Availability	
Building premises currently in use on site.	
Availability	Future

Achievability	
There are a number of constraints associated with the site that could hinder the development coming forward including in existing commercial use, potentially significant remediation work, listed buildings and a conservation area.	
Achievability	3

Estimated site density and timeframe for delivery						
Developable area (%)	90%	Net site area		0.45ha		
Density(dph)	40dph					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	18
Comment	Given the central location close to the town centre, the opportunity for development should be maximised. Therefore, 40dph should be treated as a minimum density.					



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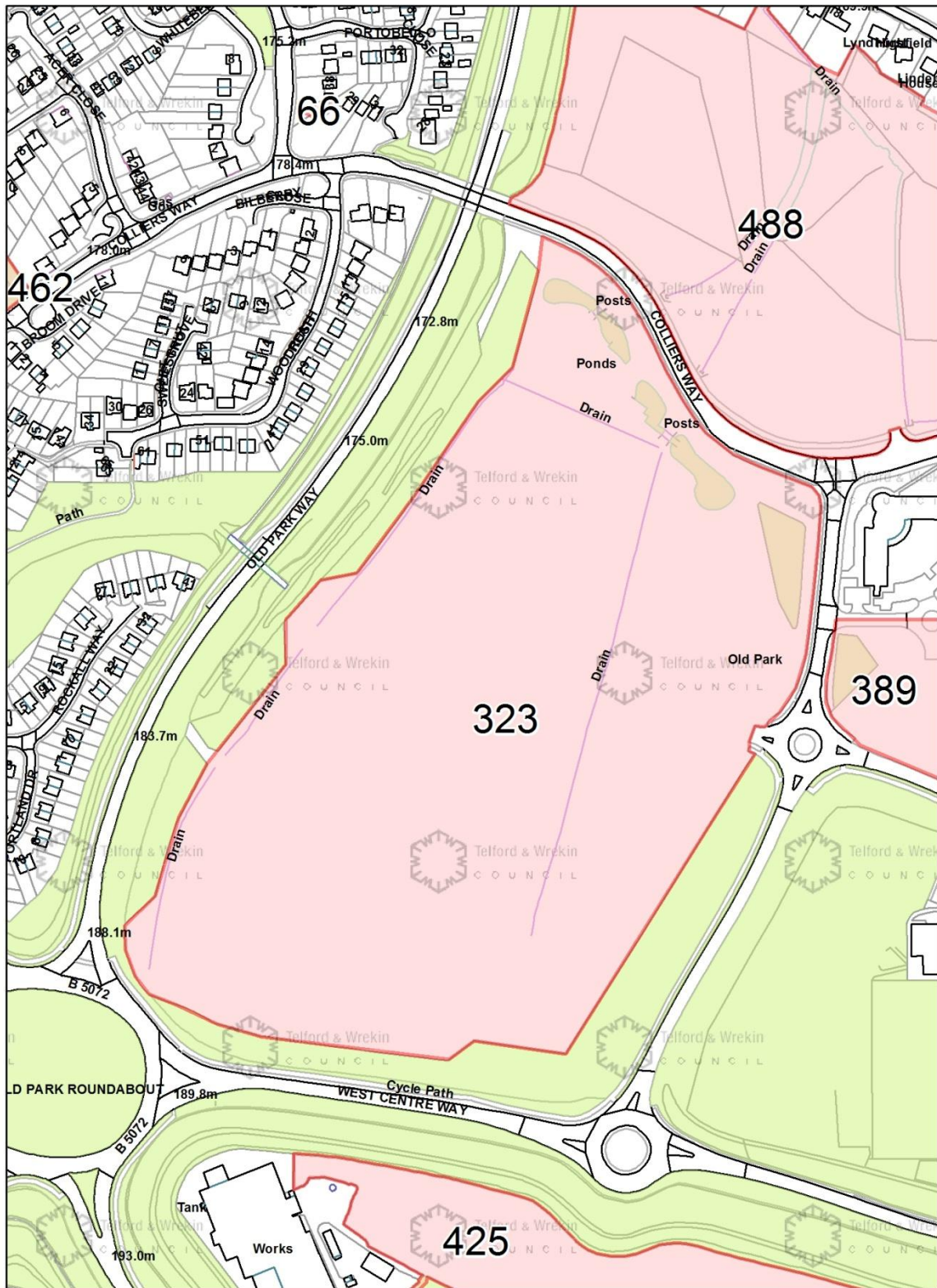
Site Ref	323	Site Name	Old Park 1, Old Park Way
Site Size	10.79 ha	Settlement	Telford
PDL	BR	Comment	

Suitability for housing	
Location	Telford urban area
Policy considerations	No designations
Physical constraints	None known
Potential Impacts	None known
Amenity impacts	None known
Overall Suitability	Site is located in the central part of Telford with access to the principal town centre. Site has potential to deliver sustainable development.
Suitability	Suitable

Availability	
Site is available. However, landowner (Homes and Communities Agency) does not have any intention of bringing forward this site in the short term.	
Availability	Future

Achievability	
There would appear to be little or no constraints on bringing forward the site for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	75%	Net site area		8.093ha		
Density(dph)	25dph					
Timeframe (dwellings)	0-5 years		6-10 years	200	11 years +	
Comment	The site is a remnant of the open cast workings which ceased in the latter part of the 20 <sup>th</sup> century (update) and has not been progressed even after its allocation in the Central Telford Area Action Plan. CTAAP allocation for 200 dwellings. Site is promoted through the Local Development Order process.					



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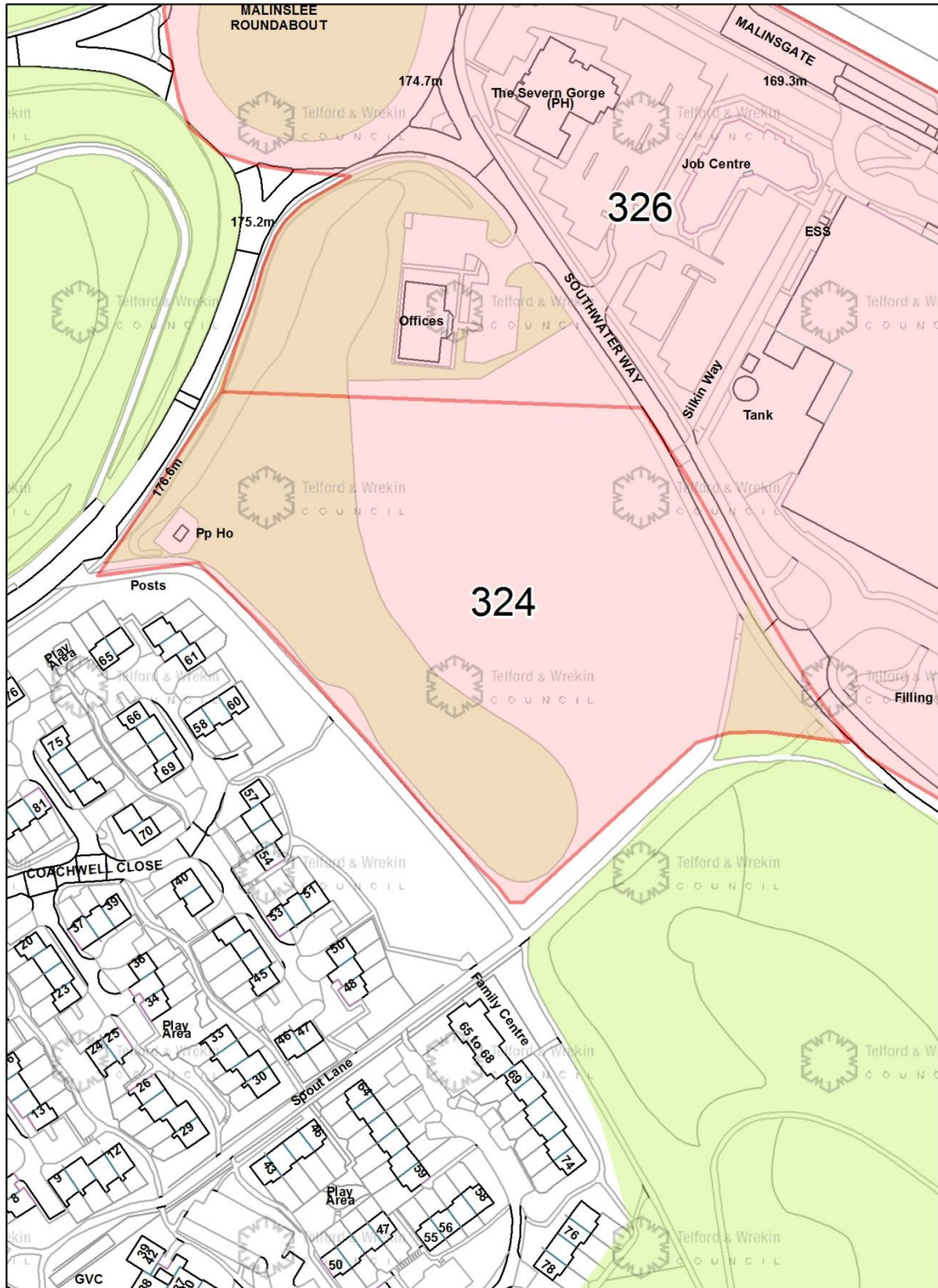
Site Ref	324	Site Name	Town Centre 7, Southwater Way
Site Size	2.05 ha	Settlement	Telford
PDL	GR	Comment	

Suitability for housing	
Location	Telford urban area
Policy considerations	CTAAP (to be superseded by TWLP), Green Network (part)
Physical constraints	None known
Potential Impacts	None known
Amenity impacts	None known
Overall Suitability	Site is located in close proximity to the borough's principal urban area. No policy constraints. Site currently allocated for residential use in the Central Telford Area Action Plan.
Suitability	Suitable

Availability	
Site had planning permission for residential development but this has now expired, so is acceptable in principle but there may be issues with deliverability at this time	
Availability	Future

Achievability	
There would appear to be little or no constraints on bringing forward the site for development	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	75%	Net site area		1.53ha		
Density(dph)	50dph					
Timeframe (dwellings)	0-5 years		6-10 years	77	11 years +	
Comment	CTAAP allocation for 60 dwellings. Site considered to be achievable subject to more favourable market conditions.					



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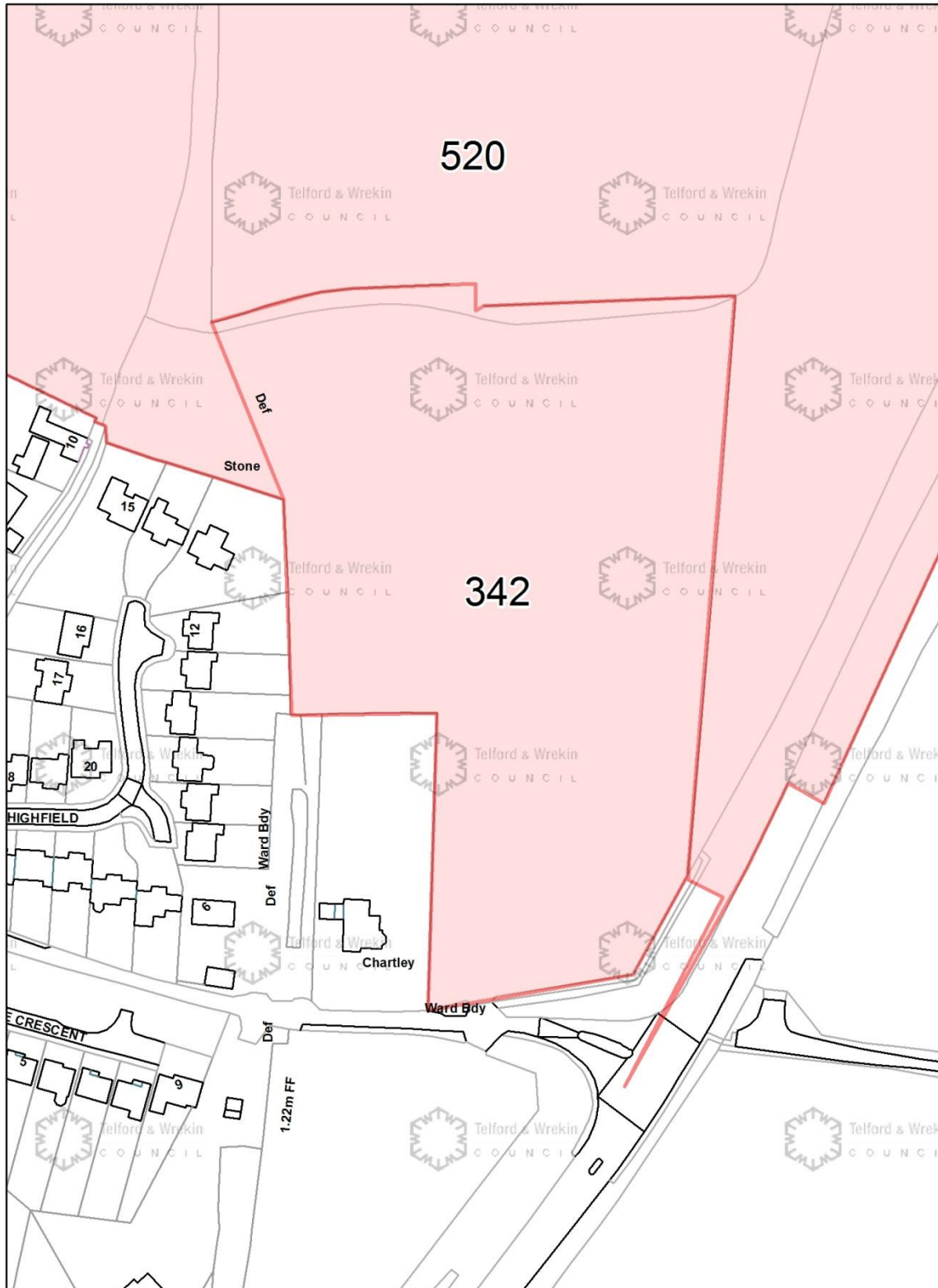
Site Ref	342	Site Name	Land at Chartley, Newport
Site Size	2.585Ha	Settlement	Newport
PDL	GR	Comment	

Suitability for housing	
Location	Newport urban area
Policy considerations	Adjoins A518 which marks southern boundary of Telford & Wrekin Local Plan.
Physical constraints	Within 250m of a former landfill
Potential Impacts	Offsite highway impacts
Amenity impacts	Potential noise pollution from A518. The site is greenfield and is currently used for agricultural purposes.
Overall Suitability	There are no site-specific constraints to the delivery of this site for residential use, providing suitable access to and from the site can be secured.
Suitability	Suitable

Availability	
No known reason to constrain development	
Availability	Now

Achievability	
There would appear to be little or no constraints on bringing forward the site for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	80%	Net site area		2.068ha		
Density(dph)	30dph					
Timeframe (dwellings)	0-5 years	62	6-10 years		11 years +	
Comment	There would appear to be little or no constraints on bringing forward the site for development.					



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Site Ref	370	Site Name	Daisy Bank Drive, St Georges, Donnington
Site Size	1.808Ha	Settlement	Telford
PDL	GR	Comment	Site now has a planning application (TWC/2016/0162) recently submitted, and planning permission for residential development was granted in 2007. Close to facilities.

Suitability for housing	
Location	Telford urban area
Policy considerations	Green network (part) outside are of area with planning permission.
Physical constraints	Mineral consideration area
Potential Impacts	
Amenity impacts	
Overall Suitability	Site is designated as green network, so development is not supported in principle on those parts of the site but otherwise suitable..
Suitability	Suitable

Availability	
No known constraints	
Availability	Now

Achievability	
No known barriers	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	70%	Net site area		1.266ha		
Density(dph)	30dph					
Timeframe (dwellings)	0-5 years	37	6-10 years		11 years +	
Comment	The site has benefit of planning permission previously granted and a new application recently submitted. The site is considered t delivered early in the plan period.					



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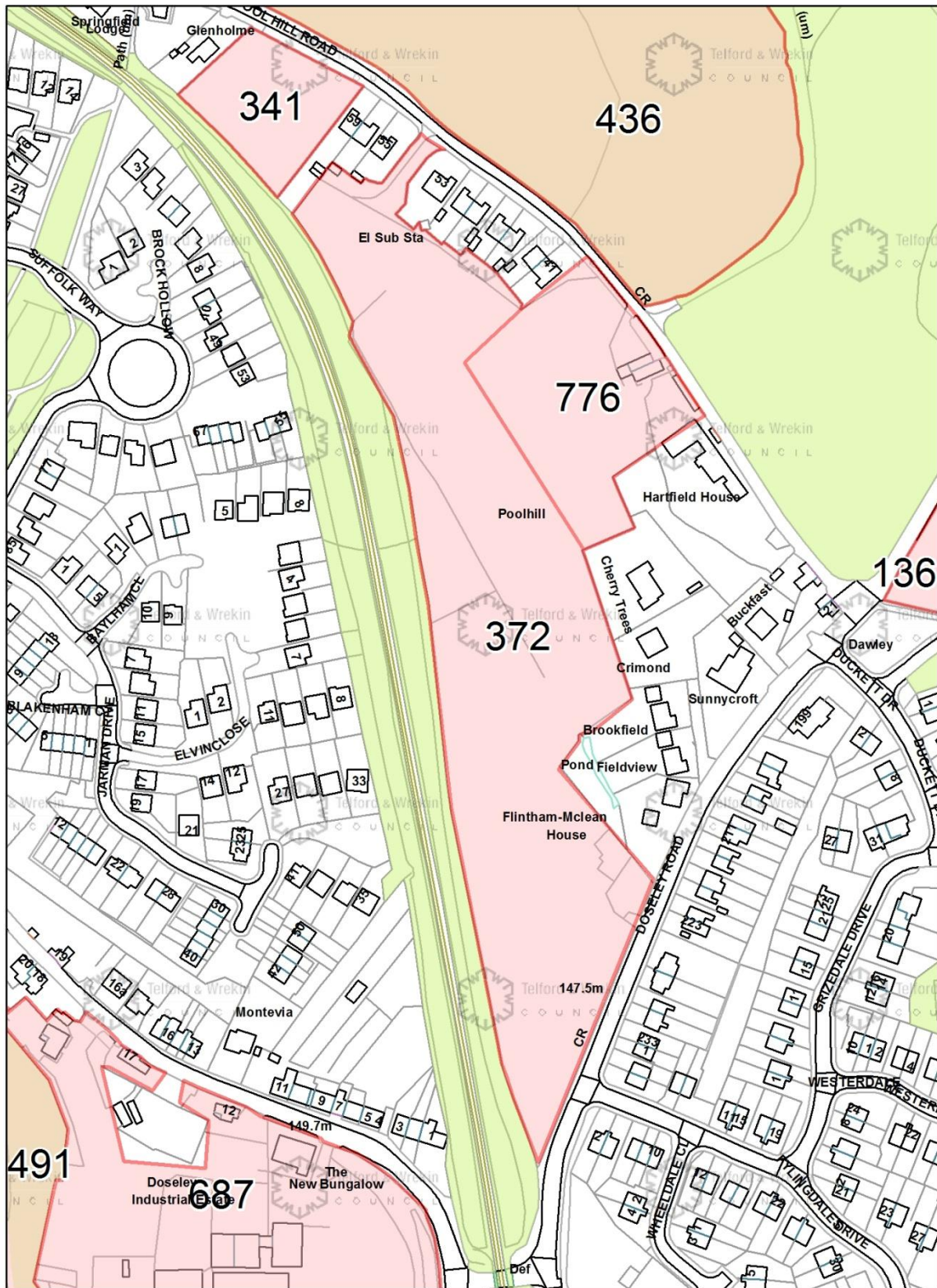
Site Ref	372	Site Name	Plot D, Pool Hill Road, Dawley
Site Size	2,249Ha	Settlement	Telford
PDL	GR	Comment	Site is allocated for housing in the Telford & Wrekin Local Plan

Suitability for housing	
Location	Telford urban area
Policy considerations	Site is a proposed housing allocation in the Local Plan.
Physical constraints	Mine shafts on the southern edge of the site. Part of the site is located within 250m landfill buffer of a landfill site.
Potential Impacts	
Amenity impacts	
Overall Suitability	Site is located within the built-up area of Telford and is potentially suitable for development. Any scheme would need to adequately address potential risks from the landfill site and potential land stability issues.
Suitability	Suitable

Availability	
There are no known availability issues.	
Availability	Now

Achievability	
There would appear to be little or no constraints to bringing this site forward for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	60%	Net site area		1.35ha		
Density(dph)	30dph					
Timeframe (dwellings)	0-5 years	40	6-10 years		11 years +	
Comment	Site is part of larger proposed site allocation for residential (H4), alongside SHLAA site 776. The landowner has previously brought forward the site for residential development so there is an ‘in principle’ support for housing on this site. As an achievable site within an identified settlement, there is potential for the site to come forward early in the plan period.					



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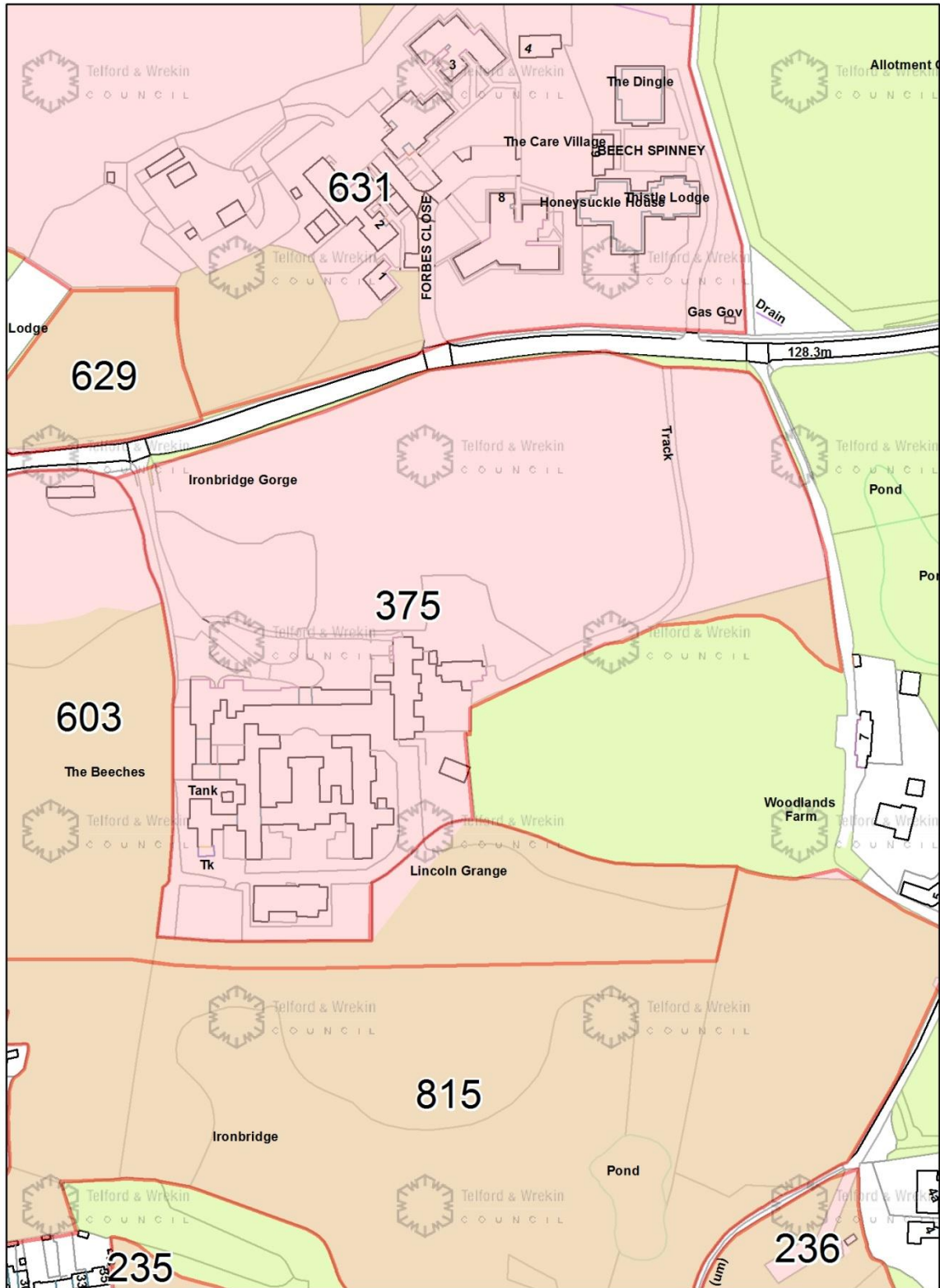
Site Ref	375	Site Name	Beeches Hospital
Site Size	3,448Ha	Settlement	Telford
PDL	BR	Comment	Site is allocated for housing in the Telford & Wrekin Local Plan

Suitability for housing	
Location	Telford urban area
Policy considerations	Site is a proposed housing allocation in the Local Plan.
Physical constraints	Listed Buildings, TPOs and mine shafts on the edge of the site.
Potential Impacts	
Amenity impacts	
Overall Suitability	Site is located within the built-up area of Telford and is potentially suitable for development. Any scheme would need to adequately address potential land stability issues. The site contains Listed Buildings and as such development requires sensitive and responsive design, mitigation provided through the Local Plan.
Suitability	Suitable

Availability	
There are no known availability issues. Landowner is currently progressing the site through the planning application process	
Availability	Now

Achievability	
Part of the site is occupied by former mental health services however this is no longer in use. The area of ground that does not have any buildings on is highlighted as unstable and so may need significant remediation work.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	75%	Net site area		2.586ha		
Density(dph)	40dph					
Timeframe (dwellings)	0-5 years	106	6-10 years		11 years +	
Comment	As an achievable site within an identified settlement, there is potential for the site to come forward early in the plan period.					



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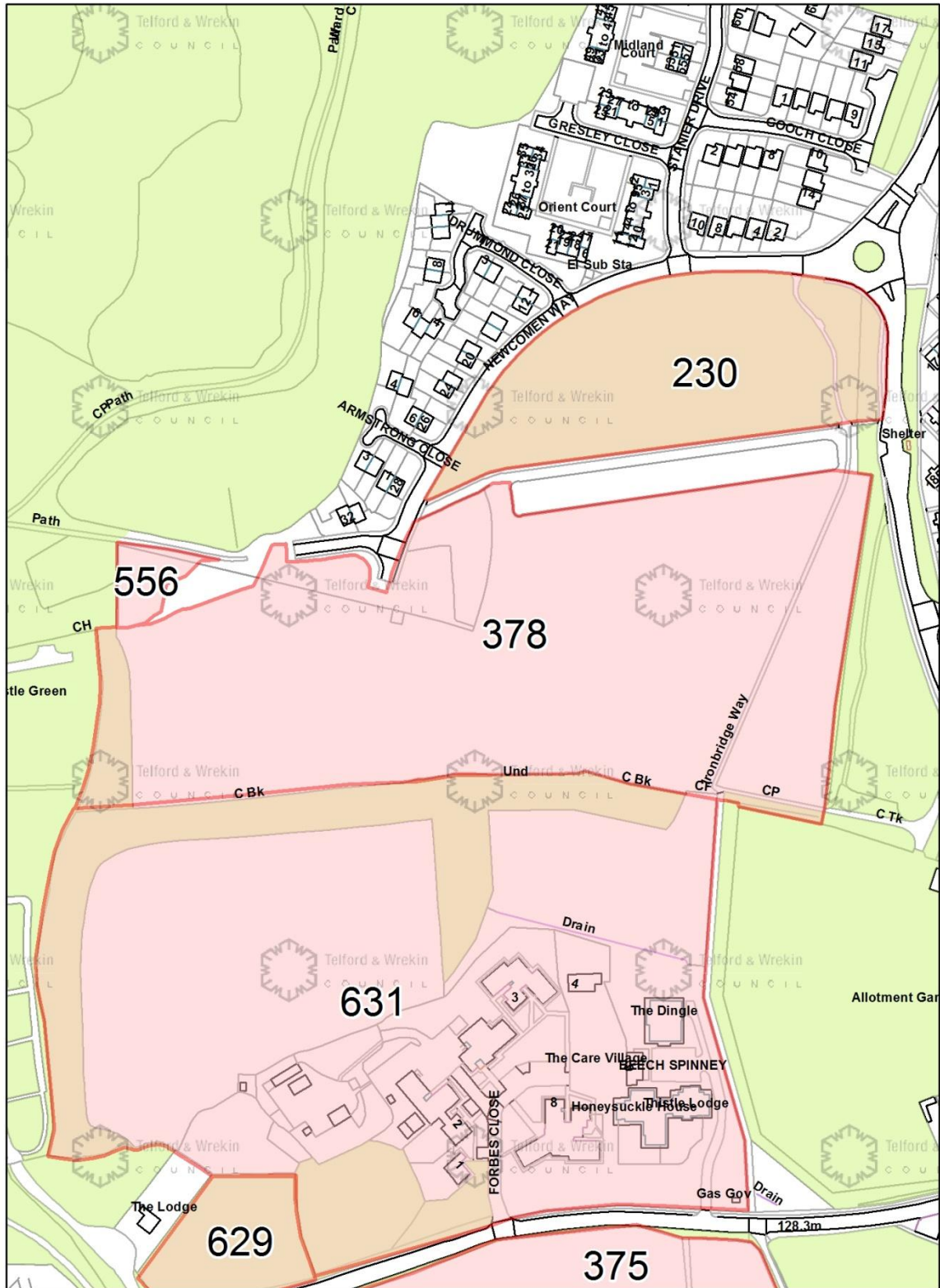
Site Ref	378	Site Name	West of OA Beech Road
Site Size	4.221Ha	Settlement	Telford
PDL	GR	Comment	Site is allocated for housing in the Madeley Neighbourhood Development Plan

Suitability for housing	
Location	Telford urban area
Policy considerations	Madeley Neighbourhood Development Plan housing allocation.
Physical constraints	
Potential Impacts	
Amenity impacts	
Overall Suitability	Site is located within the built-up area of Telford and has been allocated in the Madeley Neighbourhood Development Plan for housing, is therefore suitable for development.
Suitability	Suitable

Availability	
There are no known availability issues.	
Availability	Now

Achievability	
There would appear to be little or no constraints to bringing this site forward for development. Located adjacent to historic mining area.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	85	Net site area (ha)		3.588ha		
Density(dph)	40dph					
Timeframe (dwellings)	0-5 years	143	6-10 years		11 years +	
Comment	As an achievable site within an identified settlement, there is potential for the site to come forward early in the plan period.					



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Site Ref	379	Site Name	Nedge Hill Farm
Site Size	7.323Ha	Settlement	Telford
PDL	GR/BR	Comment	Site forms part of Site H10 allocated for housing in the Telford & Wrekin Local Plan

Suitability for housing	
Location	Telford urban area
Policy considerations	Site is a proposed housing allocation in the Local Plan.
Physical constraints	
Potential Impacts	
Amenity impacts	
Overall Suitability	Site is located within the built-up area of Telford and is potentially suitable for development.
Suitability	Suitable

Availability	
There are no known availability issues.	
Availability	Now

Achievability	
There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. The scale of development would make this a long term site.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	75	Net site area (ha)		5.49		
Density(dph)	30					
Timeframe (dwellings)	0-5 years		6-10 years	150	11 years +	200
Comment	As an achievable site within an identified settlement, there is potential for the site to come forward early in the plan period. Yield identified as part of proposed Site allocation H10 – 300 homes. The figure included here also accounts for the other SHLAA sites that comprise site H10 (605,606,607,608,612). Consequently, site area assumptions are notional and assume the site is brought forward separately.					





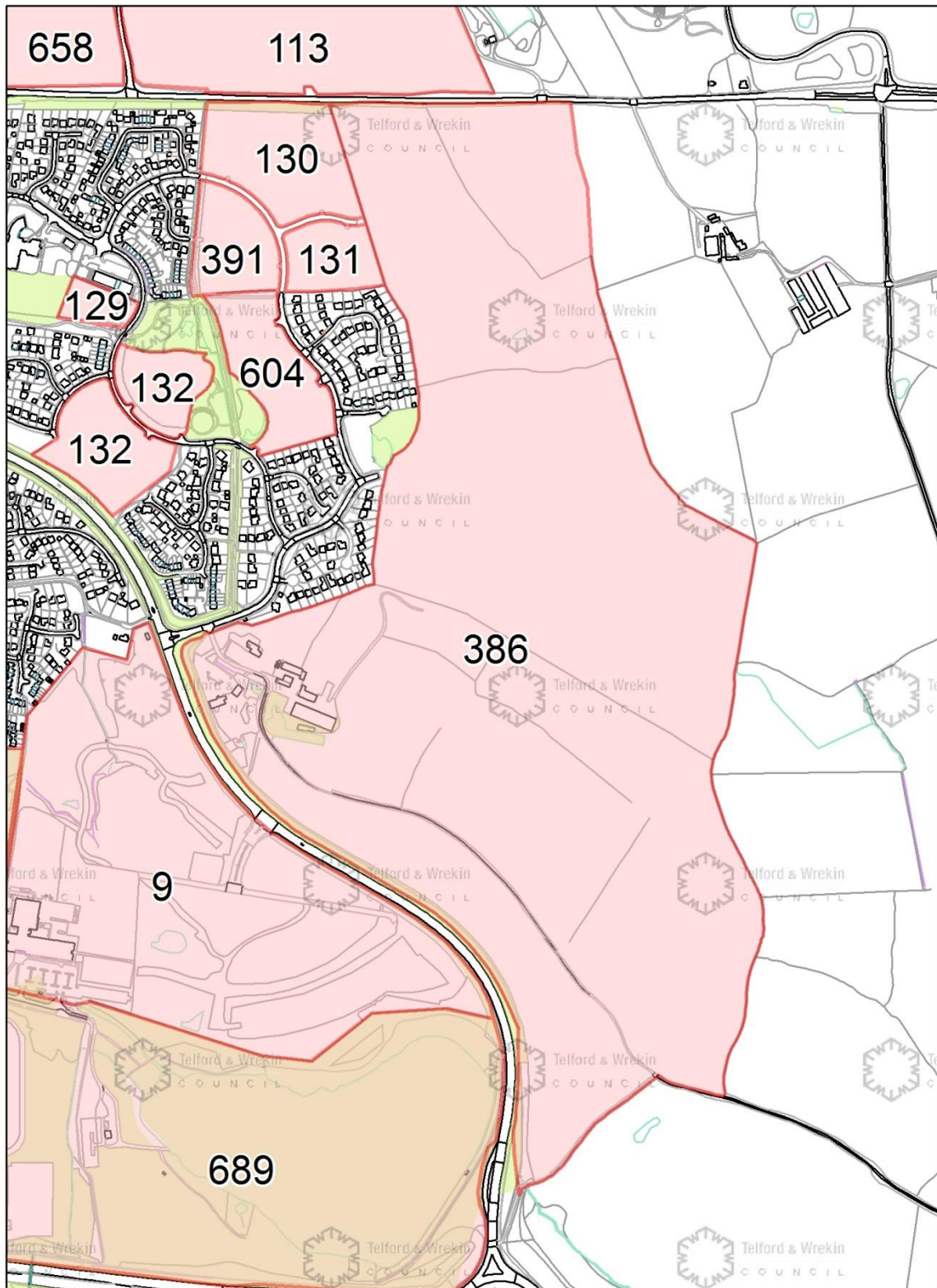
Site Ref	386	Site Name	Woodhouse, Priorslee
Site Size	61,424Ha	Settlement	Telford
PDL	GR	Comment	Site is allocated for housing in the Telford & Wrekin Local Plan as a Sustainable Urban Extension. Currently site has planning application TWC/2014/0980 for 1100 dwellings with a resolution to grant permission subject to S106 agreements.

Suitability for housing	
Location	Telford urban area
Policy considerations	Site is a proposed housing allocation in the Local Plan as a Sustainable Urban Extension – Site H2.
Physical constraints	Mine shafts on the southern edge of the site. Part of the site is located within 250m landfill buffer of a landfill site.
Potential Impacts	
Amenity impacts	
Overall Suitability	Site is located within the built-up area of Telford and is potentially suitable for development. Any scheme would need to adequately address potential risks from the landfill site and potential land stability issues.
Suitability	Suitable

Availability	
There are no known availability issues. The site is proposed housing allocation and can come forward early, and has a resolution to grant permission for 1100 dwellings.	
Availability	Now

Achievability	
There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	-	Net site area (ha)		-		
Density(dph)	-					
Timeframe (dwellings)	0-5 years	300	6-10 years	800	11 years +	
Comment	As an achievable site within an identified settlement, with planning application with a resolution to grant permission subject to S106 agreements, there is potential for the site to come forward early in the plan period. Yield calculated as 1100 dwellings in the local Plan and planning permission. Site area, density and delivery assumptions based on the planning application. Development critical to delivery of the plan housing requirement assumed to commence within the next five years.					



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Site Ref	390	Site Name	Land off St Peters Primary School, Edgmond
Site Size	2.434Ha	Settlement	Open countryside
PDL	GR	Comment	

Suitability for housing	
Location	Open countryside
Policy considerations	Suitable rural settlement, Mineral Safeguarding Area, Conservation area
Physical constraints	
Potential Impacts	The site adjacent listed building and is within a Conservation Area.
Amenity impacts	
Overall Suitability	The site is situated within an identified rural settlement and any development proposals should accord with the rural policies of the Local Plan. Potential development would need to be designed to take into account of the Conservation Area and adjacent Listed Buildings. The site is in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place.
Suitability Score	Suitable

Availability	
There are no known availability issues.	
Availability Score	Now

Achievability	
Site is located in a conservation area and has TPOs on-site, other than these two factors there does not appear to be serious constraint on the achievability of the site.	
Achievability Score	1

Estimated site density and timeframe for delivery						
Developable area (%)	90	Net site area (ha)		2.2		
Density(dph)	20					
Timeframe (dwellings)	0-5 years	44	6-10 years		11 years +	
Comment	Assumed site could commence delivery of housing within the next five years, subject to planning permission					





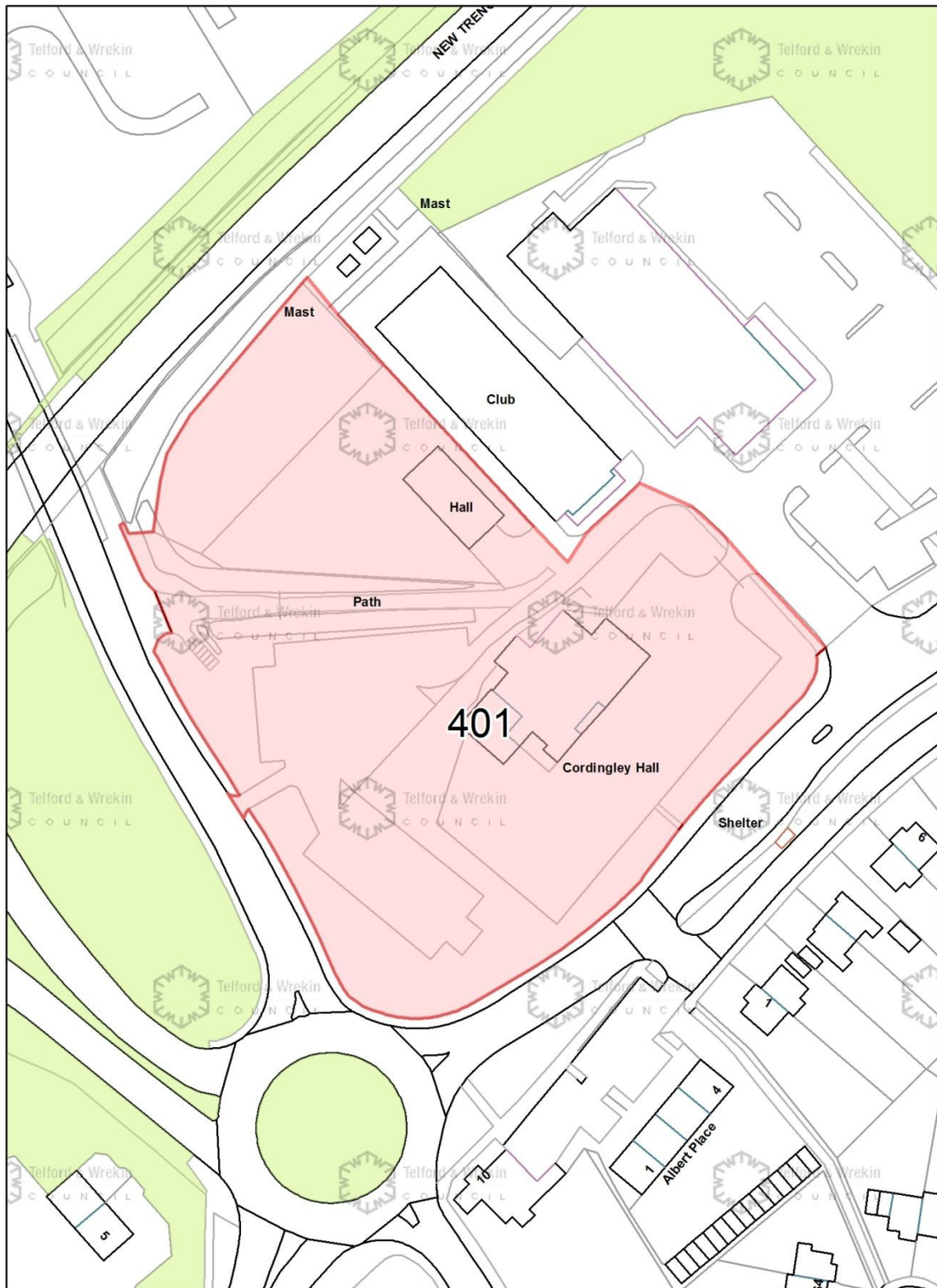
Site Ref	401	Site Name	Land adjacent to Wellington Road, Donnington
Site Size	1.137ha	Settlement	Telford
PDL	BR	Comment	

Suitability for housing	
Location	Telford urban area
Policy considerations	Suitable settlement
Physical constraints	Existing buildings on the site would need clearing prior to development.
Potential Impacts	
Amenity impacts	
Overall Suitability	As a brownfield site in the urban area, the site is potentially suitable
Suitability Score	

Availability	
The site is currently occupied.	
Availability Score	Future

Achievability	
Site is currently in commercial use and therefore a residential development would not be expected to come forward whilst the site is in a viable use.	
Achievability Score	3

Estimated site density and timeframe for delivery						
Developable area (%)	95	Net site area (ha)		1.08		
Density(dph)	40					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	43
Comment	Long-term site					



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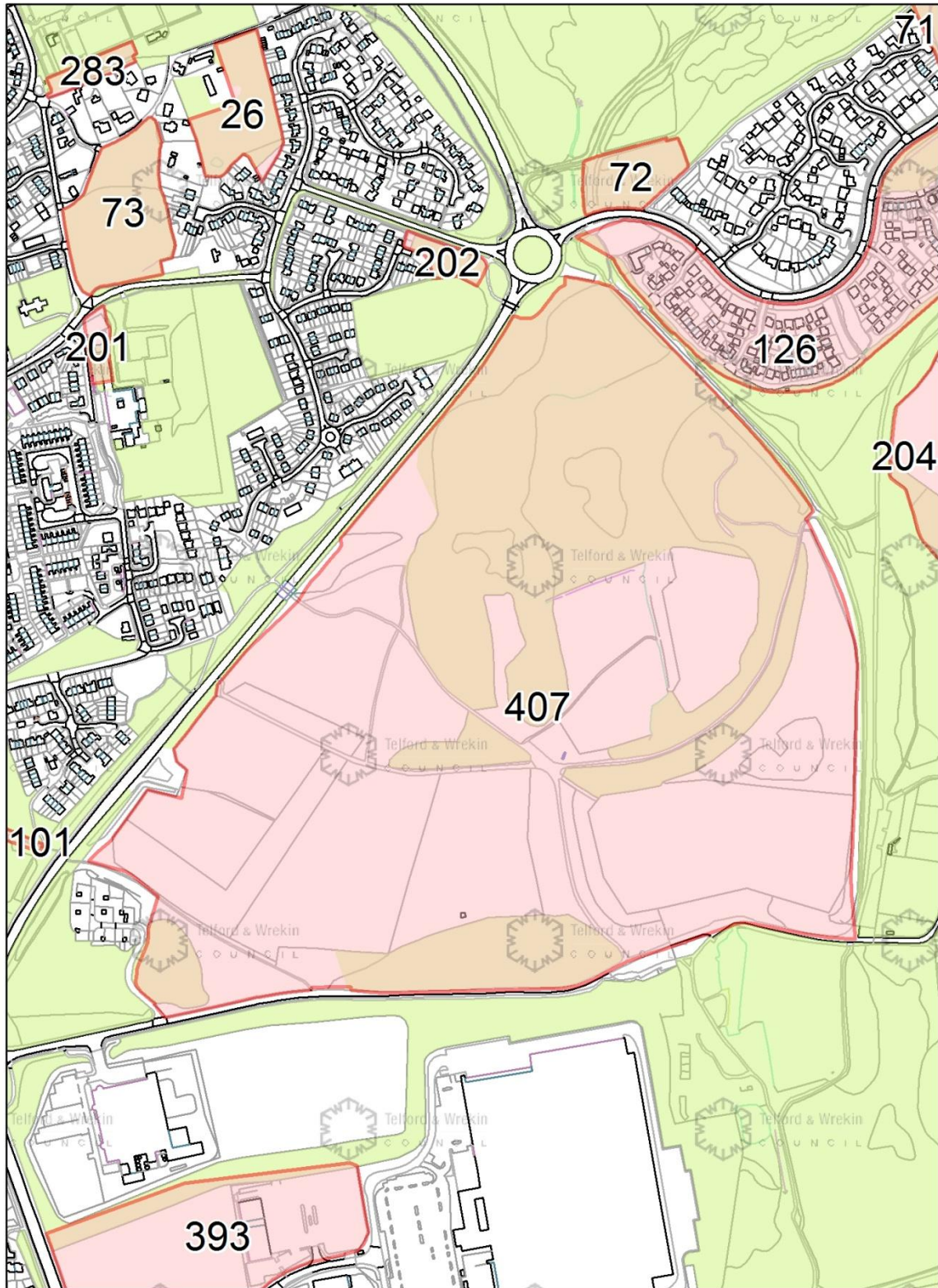
Site Ref	407	Site Name	Granville, Donnington Employment Site
Site Size	43.181ha	Settlement	Telford
PDL	GR/BR	Comment	Part of the site is a Local development Order proposed by the Council.

Suitability for housing	
Location	Telford urban area
Policy considerations	Parts of the site are designated as Green Network and Local Wildlife Site.
Physical constraints	Landfill site
Potential Impacts	
Amenity impacts	
Overall Suitability	As some parts of the site are covered by the green network, landfill and Local Wildlife Site, mitigation will be required and any mitigation would be a review of the Local Plan. However this is a big site and these constraints will only reduce the developable area. The remaining parts of the site have potential to deliver sustainable development.
Suitability Score	Suitable

Availability	
No known constraints in terms of landownership	
Availability Score	Now

Achievability	
As parts of the site are a former landfill site, this land is more than likely contaminated and remediation works would be required.	
Achievability Score	3

Estimated site density and timeframe for delivery						
Developable area (%)	-	Net site area (ha)		8.1 (see comment)		
Density(dph)	30					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	243
Comment	Due to the former workings on the site, and the potential for contamination, the need to put infrastructure into the site, it is considered the site, if considered acceptable, would not be able to be delivered until later in the plan. The consulted LDO reduces the development zone to 8.1ha.					



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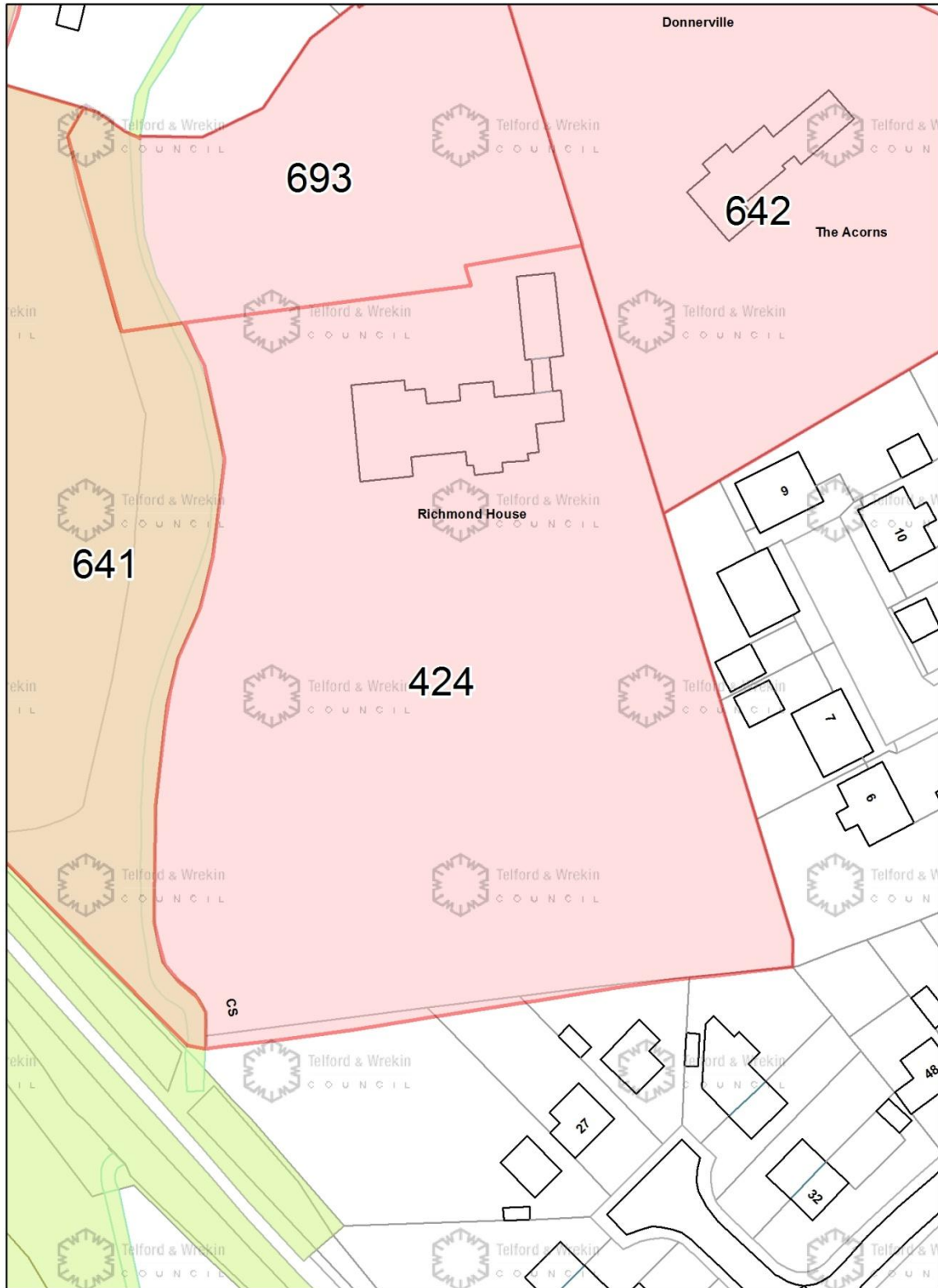
Site Ref	424	Site Name	Richmond House, Donnerville Gardens
Site Size	0.939Ha	Settlement	Telford
PDL	GR/BR	Comment	

Suitability for housing	
Location	Telford urban area
Policy considerations	
Physical constraints	TPOs, Flood zones
Potential Impacts	Access issues
Amenity impacts	
Overall Suitability	Some parts of the site are covered by Tree Preservation Orders and are in flood zones, mitigation will be required. The remaining parts of the site have potential for development.
Suitability	Suitable

Availability	
Site is currently in residential use.	
Availability	Now

Achievability	
Part of the site is currently in residential use, access to the remainder of the site could prove problematic to bringing the site forward for development.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	60	Net site area (ha)		0.85		
Density(dph)	35					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	19
Comment	Net site area has been determined by a proportion of the site being within flood zones 2 and 3 and a number of existing Tree Preservation Orders to the south of the site.					



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Site Ref	434	Site Name	High Ercall North
Site Size	1.56Ha	Settlement	High Ercall
PDL	GR	Comment	

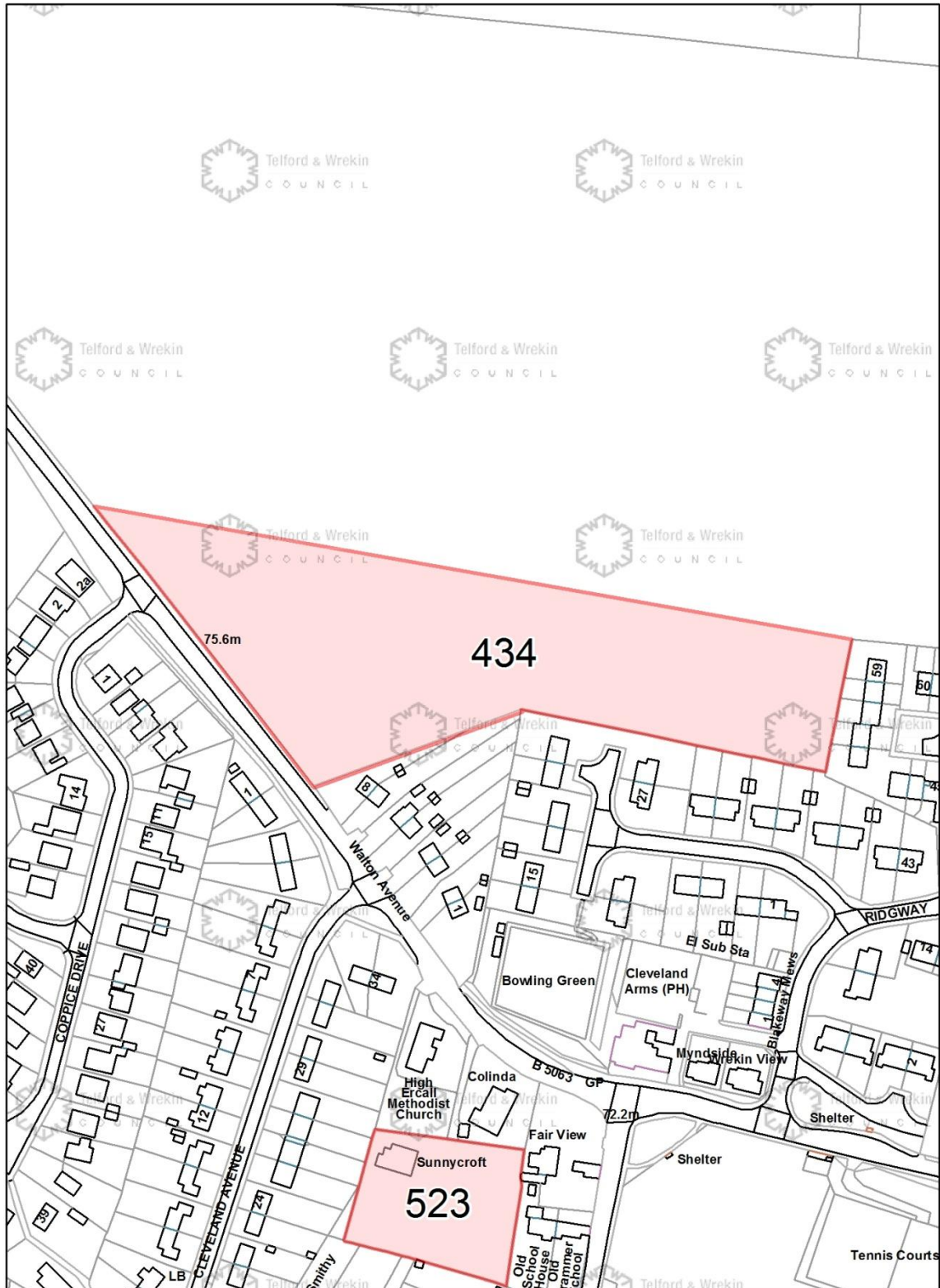
Suitability for housing	
Location	The site is on the edge of a suitable rural settlement
Policy considerations	Suitable settlement
Physical constraints	Access issues
Potential Impacts	Traffic management impact in the village of High Ercall
Amenity impacts	
Overall Suitability	As a small site on the edge of a suitable rural area, the site is potentially suitable for development. Any scheme would need to adequately address the narrow access to the site.
Suitability	Suitable

Availability	
There are no known availability issues.	
Availability	Now

Achievability	
Small extension to the existing settlement of High Ercall. Good access and service connections should be achievable on the site.	
Achievability	1

Housing capacity and phasing						
Net site area	90%					
Capacity	25Dph		30Dph	42	40Dph	
Timeframe	0-5 years	42	6-10 years		11 years +	
Comment	As a deliverable site within the rural area, it is assumed the site could come forward with a low density scheme early in the plan period.					

Estimated site density and timeframe for delivery						
Developable area (%)	90	Net site area (ha)		1.4		
Density(dph)	30					
Timeframe (dwellings)	0-5 years	42	6-10 years		11 years +	
Comment	As a deliverable site within the rural area, it is assumed the site could come forward with a low density scheme early in the plan period. Site has a planning application in outline (TWC/2015/1111) for up to 45 dwellings submitted to the Council.					



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Site Ref	439	Site Name	Land off Audley Avenue, Newport
Site Size	8.838 Ha	Settlement	Newport
PDL	BR	Comment	Site has resolution to grant approval for 215 homes, subject to a legal agreement being signed (TWC/2011/0827).

Suitability for housing	
Location	South of Newport town centre
Policy considerations	Part open land
Physical constraints	TPOs on part of the site
Potential Impacts	
Amenity impacts	Proximity to employment uses (loss of amenity)
Overall Suitability	Suitable infill site
Suitability	Suitable

Availability	
No known reason to withhold developing	
Availability	Now

Achievability	
No known constraints. Awaiting signing of s106 agreement	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	80	Net site area (ha)		7.1		
Density(dph)	30					
Timeframe (dwellings)	0-5 years	100	6-10 years	112	11 years +	
Comment	30 Dph assumed given open space and edge of town location. No known constraints to delay delivery. Assumed development could commence within the next five years.					



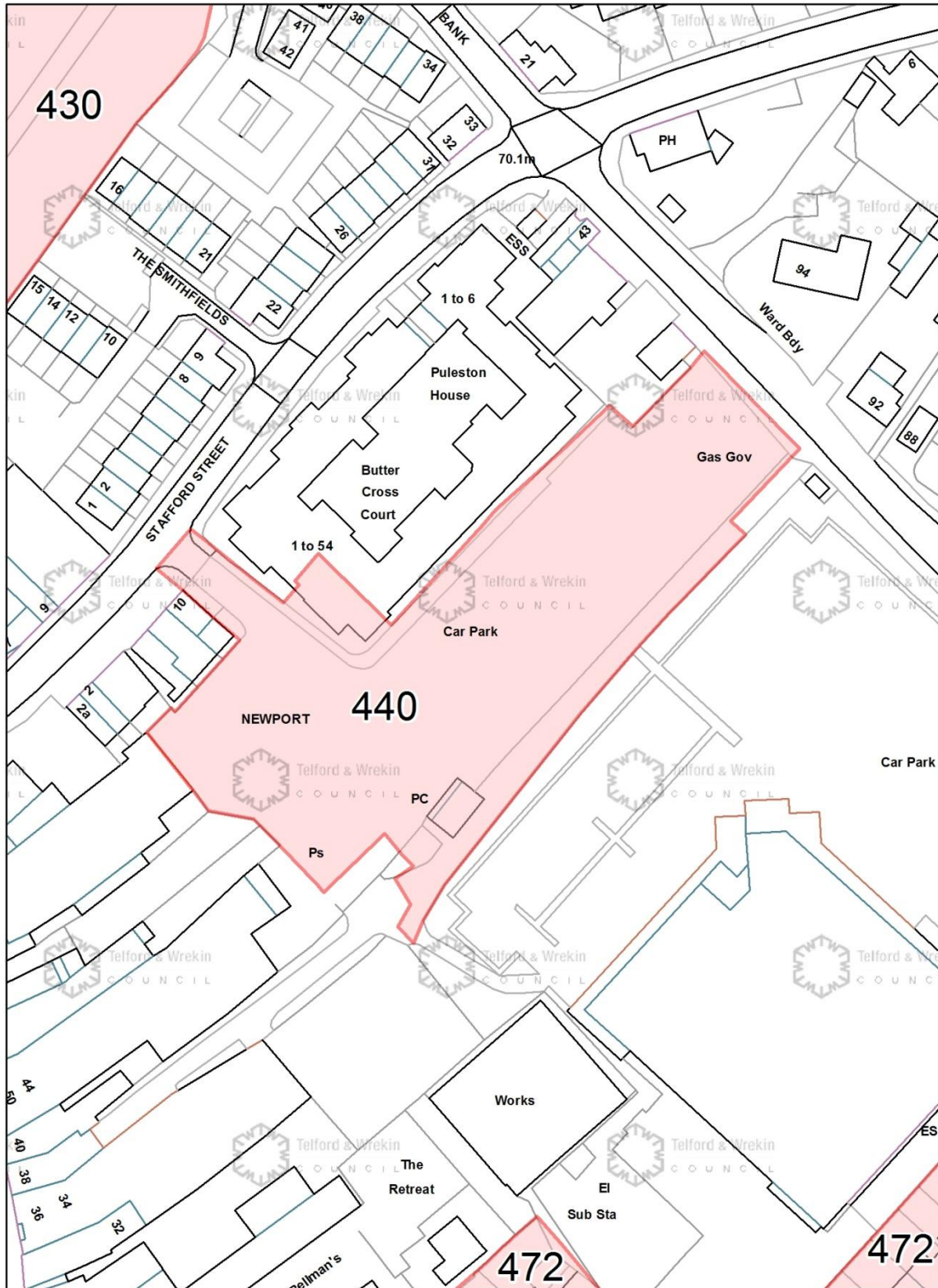
Site Ref	440	Site Name	Land adjoining Stafford St car-park, Newport
Site Size	0.615 Ha	Settlement	Newport
PDL	BR	Comment	

Suitability for housing	
Location	Town centre site – two road accesses
Policy considerations	Town centre; archaeological referral area; adjoins conservation area
Physical constraints	
Potential Impacts	Loss of short term car park if site redeveloped
Amenity impacts	
Overall Suitability	Potential for town centre development
Suitability	Suitable

Availability	
Alternative site for shopper parking would need to be found before site brought forwards	
Availability	Future

Achievability	
The site is currently in use as a surface car park for the town centre. There appears to be little other constraint on the achievability of the development. Restrictive covenants across sites.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	90	Net site area (ha)		.55		
Density(dph)	55					
Timeframe (dwellings)	0-5 years		6-10 years	30	11 years +	
Comment						



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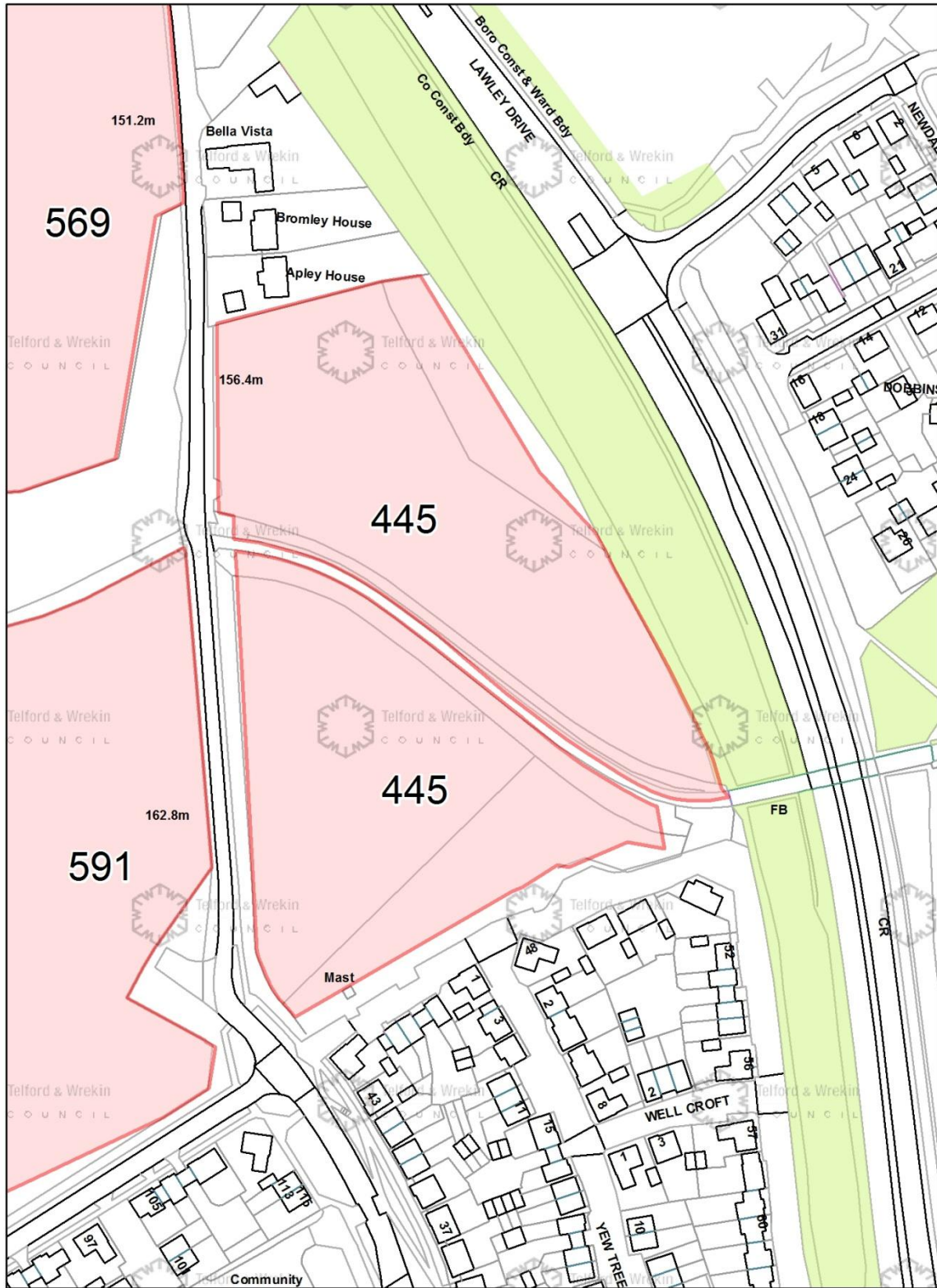
Site Ref	445	Site Name	Lawley Drive
Site Size	2.284 Ha	Settlement	Telford
PDL	GR	Comment	

Suitability for housing	
Location	Urban location close to Lawley centre benefiting from Section 7 (1) New Towns Act consent for housing
Policy considerations	Included within Site H17 Housing Allocation; parts of site in historically in Green Network
Physical constraints	Mining consideration area
Potential Impacts	
Amenity impacts	
Overall Suitability	
Suitability	Suitable

Availability	
No known constraints to deliver now but no up-to-date planning permission for housing yet. Likely to come forward after earlier stages of Lawley are delivered.	
Availability	Now

Achievability	
There would appear to be little or no constraint on development on this site. Located adjacent to a recently built residential scheme.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	75	Net site area (ha)		1.7		
Density(dph)	35					
Timeframe (dwellings)	0-5 years	20	6-10 years	40	11 years +	
Comment	Assumed development could commence within next five years, subject to planning permission					



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Site Ref	448	Site Name	South Audley Avenue, Newport
Site Size	11.47 Ha	Settlement	Newport
PDL	GR/BR	Comment	

Suitability for housing	
Location	Southern edge of Newport, close to facilities
Policy considerations	Part of site a strategic employment area
Physical constraints	Grain silo
Potential Impacts	
Amenity impacts	
Overall Suitability	Suitable for a mix of uses, including housing and.
Suitability	Suitable

Availability	
Application submitted so assume available	
Availability	Now

Achievability	
Few constraints	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	50	Net site area (ha)		5.7		
Density(dph)	30					
Timeframe (dwellings)	0-5 years	100	6-10 years	70	11 years +	
Comment	Planning application TWC/2011/0871 submitted (also covering site 520)- indicates how the site could be laid out. Assumed development could commence within next five years.					





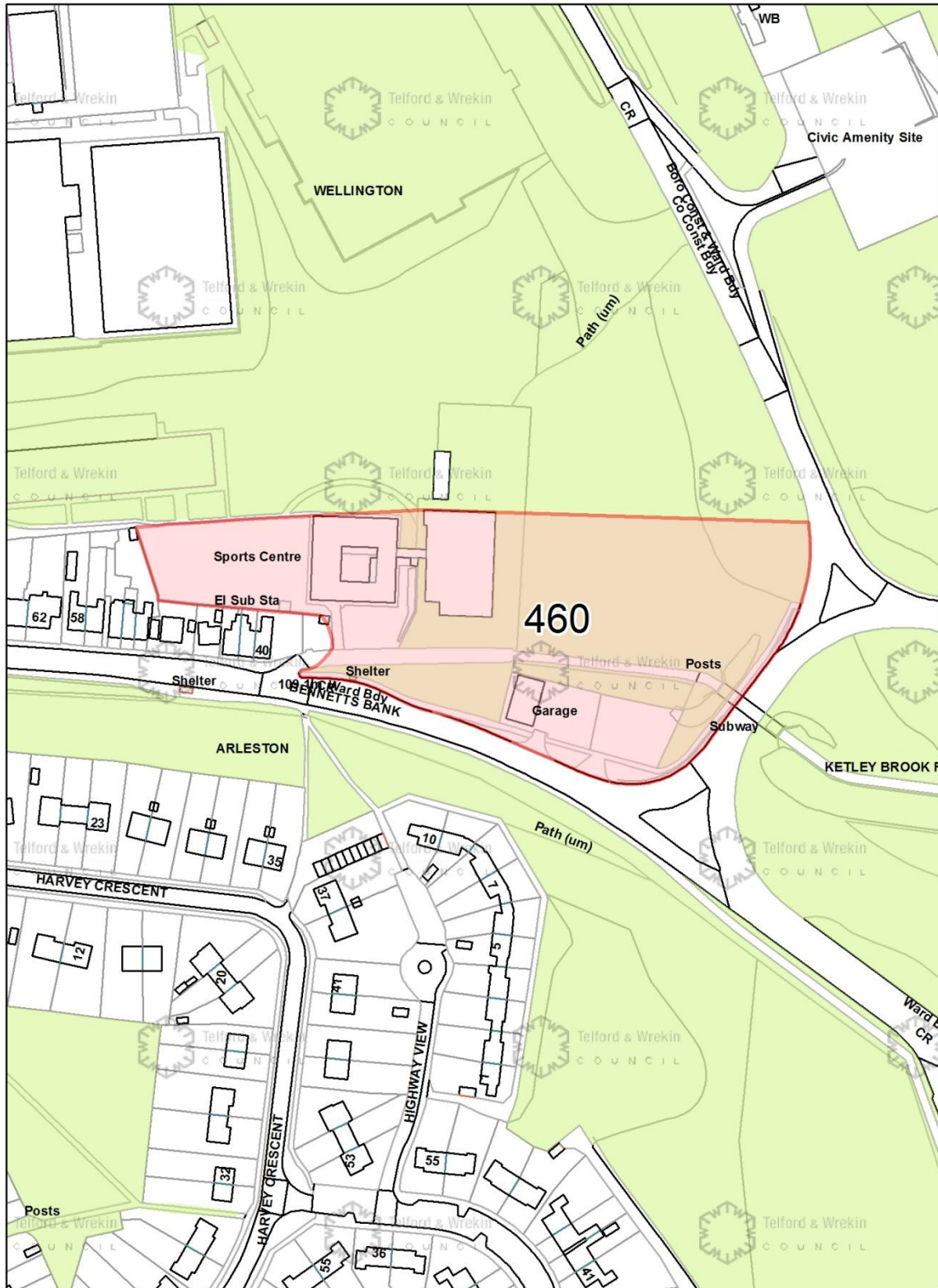
Site Ref	460	Site Name	Land at TCAT Bennetts Bank, Ketley Brook
Site Size	1.258 Ha	Settlement	Telford
PDL	BR/GR	Comment	

Suitability for housing	
Location	Urban location; on bus route
Policy considerations	Green Network (eastern half of site)
Physical constraints	Within 250m of landfill; mineshafts; mining consideration area
Potential Impacts	
Amenity impacts	
Overall Suitability	Eastern part of site constrained by Green Network so development restricted to western part
Suitability	Suitable

Availability	
Not known if constraints in availability	
Availability	Now

Achievability	
The site is currently in use as a garage. The site, as a result, could have contamination issues which would need to be remediated. Could impact on scheme viability	
Achievability	3


Estimated site density and timeframe for delivery						
Developable area (%)	30	Net site area (ha)		0.38		
Density(dph)	45					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	16
Comment	Site in use. Conservative developable area assumption applied due to Green Network on site.					



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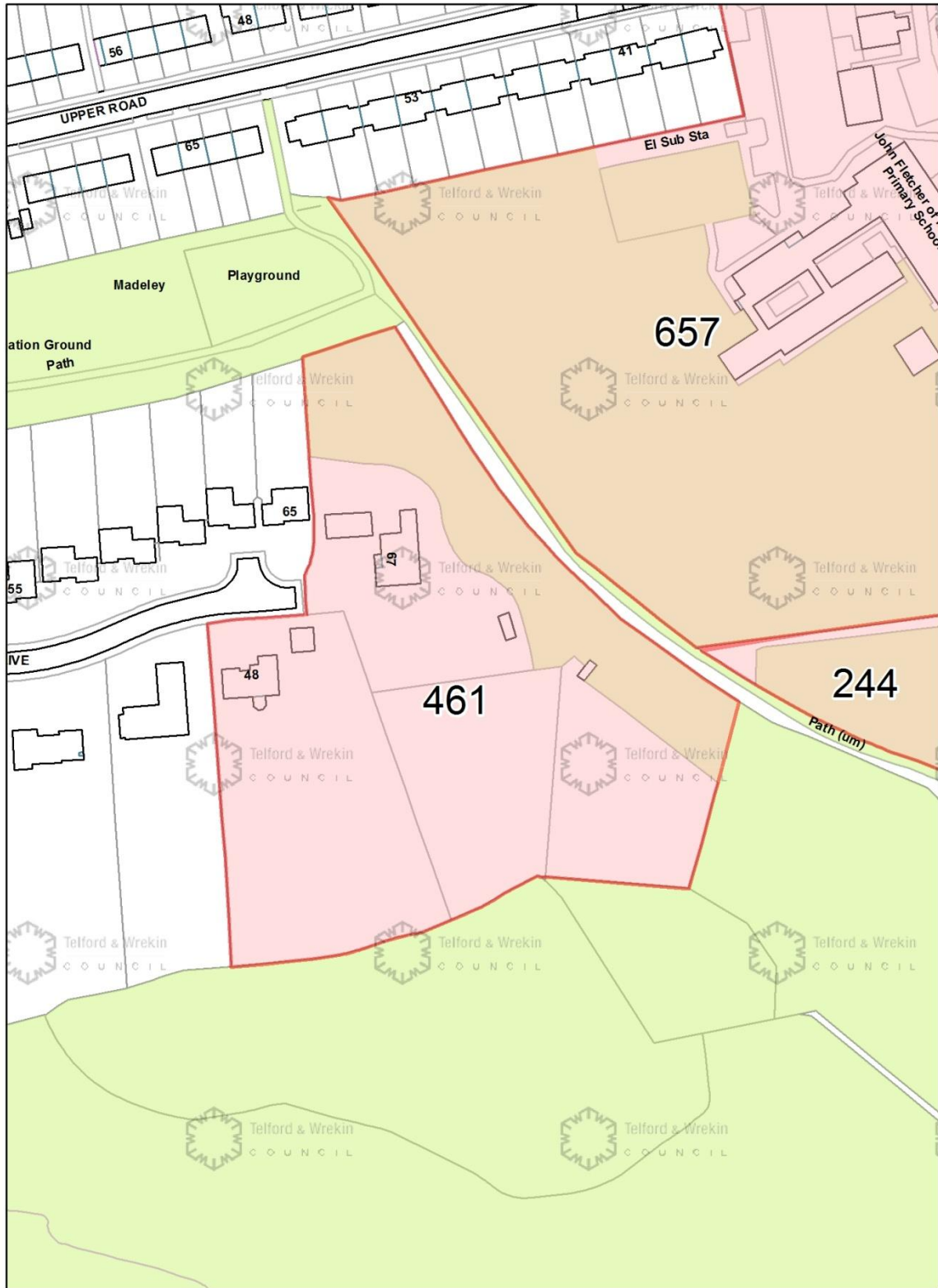
Site Ref	461	Site Name	Site at Lees Farm Road, Madeley
Site Size	1.278 Ha	Settlement	Telford
PDL	GR/BR	Comment	

Suitability for housing	
Location	Urban setting close to facilities, drop in site levels
Policy considerations	Just north of Blists Hill (Severn Gorge Conservation area and World Heritage Site)
Physical constraints	One tree with a TPO; mining consideration area
Potential Impacts	
Amenity impacts	
Overall Suitability	Suitable in principle provided it respects adjacent heritage constraints
Suitability	Suitable

Availability	
Availability	Now

Achievability	
There is a TPO on the site and access could be problematic. The topography of the site could have implications on the achievability if enough dwellings can't be brought forward to make a scheme viable.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	90	Net site area (ha)		1.15		
Density(dph)	35					
Timeframe (dwellings)	0-5 years		6-10 years	40	11 years +	
Comment	Assumed that demolition of two dwellings on site would be required prior to commencement					



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Site Ref	463	Site Name	Central Park 6
Site Size	1.254 Ha	Settlement	Telford
PDL	GR	Comment	Site currently allocated in the Central Telford Area Action Plan for residential (40 dwellings)

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Suitability for housing	
Location	Urban site north of Stafford Park employment area
Policy considerations	Identified as a housing site in CTAAP
Physical constraints	Adjacent to a listed building; mining consideration area
Potential Impacts	Proximity to Stafford Park employment area
Amenity impacts	
Overall Suitability	Suitable in principle but will need to respect setting of adjacent listed building
Suitability	Suitable

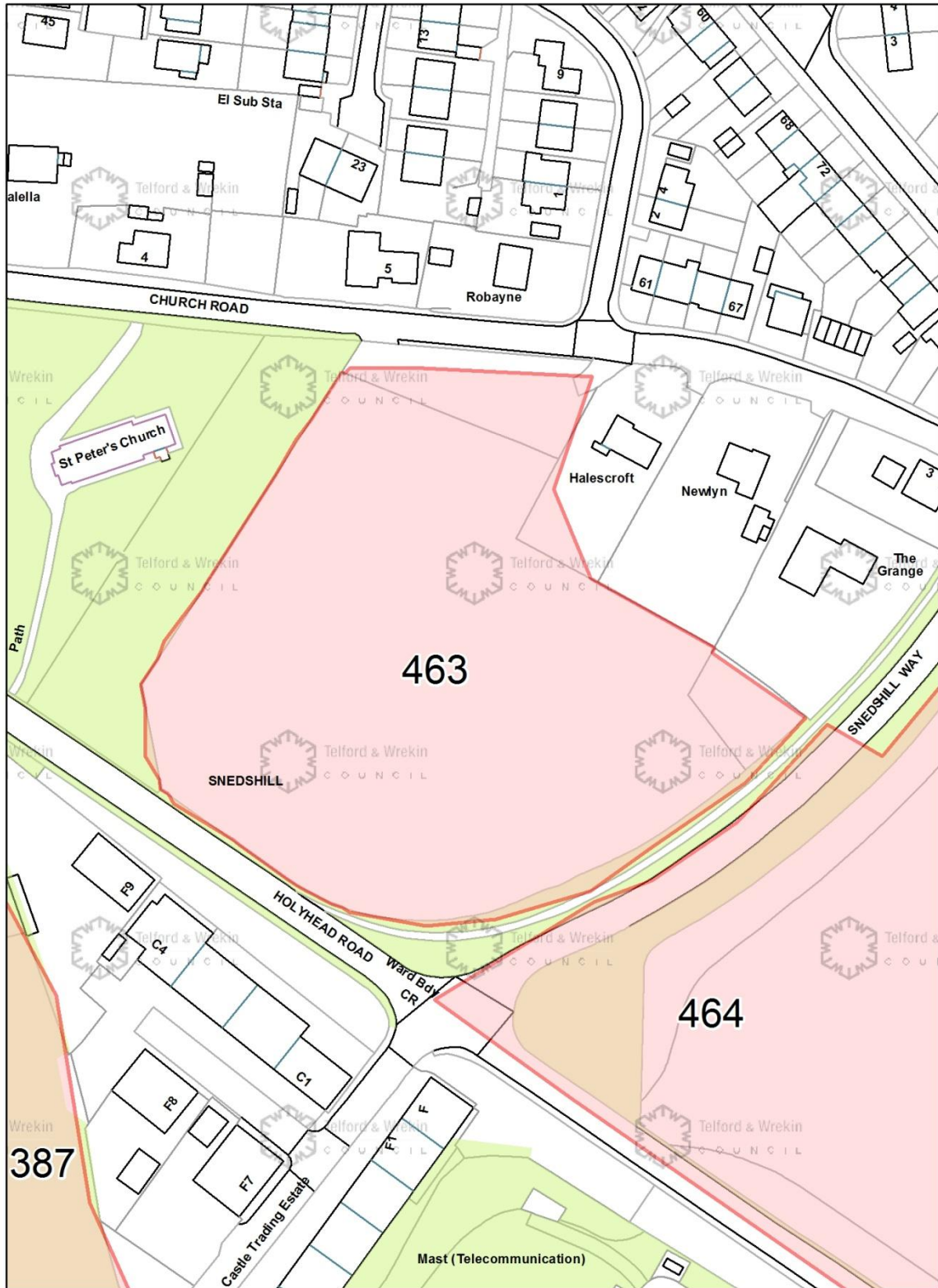
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Availability	
No known issues in terms of landownership	
Availability	Now

Achievability	
There would appear to be little or no constraints to bringing this site forward for development.	
Achievability	1

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Estimated site density and timeframe for delivery						
Developable area (%)	95	Net site area (ha)		1.2		
Density(dph)	35					
Timeframe (dwellings)	0-5 years		6-10 years	41	11 years +	
Comment	Site has a formal designation in the current development plan. Inclusion in Telford & Wrekin Local Plan as proposed site allocation (H11)					



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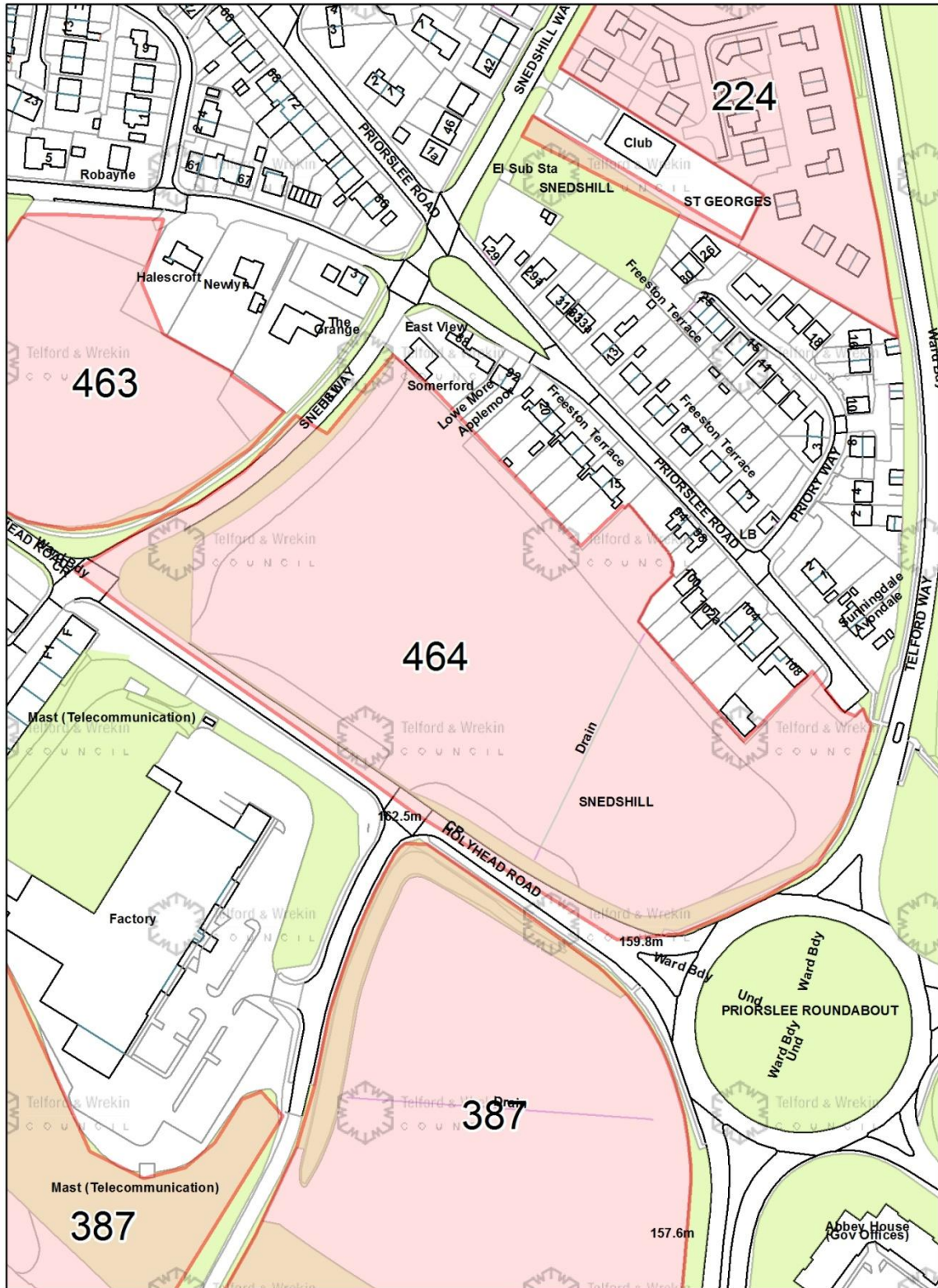
Site Ref	464	Site Name	Central Park 5
Site Size	3.662 Ha	Settlement	Telford
PDL	GR	Comment	

Suitability for housing	
Location	Urban site close to Telford town centre
Policy considerations	Identified in CTAAP as residential site; Part Green Network (south west corner). Same area also within 250m of a landfill area
Physical constraints	Mining consideration area
Potential Impacts	
Amenity impacts	Proximity to Stafford Park employment area
Overall Suitability	Suitable. Few constraints but development should exclude Green Network
Suitability	Suitable

Availability	
No known issues in terms of landownership	
Availability	Now

Achievability	
There would appear to be little or no constraints to bringing this site forward for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	85	Net site area (ha)		3.1		
Density(dph)	35					
Timeframe (dwellings)	0-5 years	35	73	73	11 years +	
Comment	Developable area assumption based on existing green space and proximity to Priorslee roundabout.					



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Site Ref	482	Site Name	Land at Station Road, Donnington
Site Size	9.731 ha	Settlement	Telford/ edge of Telford
PDL	GR	Comment	EIA screening submitted to develop site for housing (reference EIA/2014/0012)

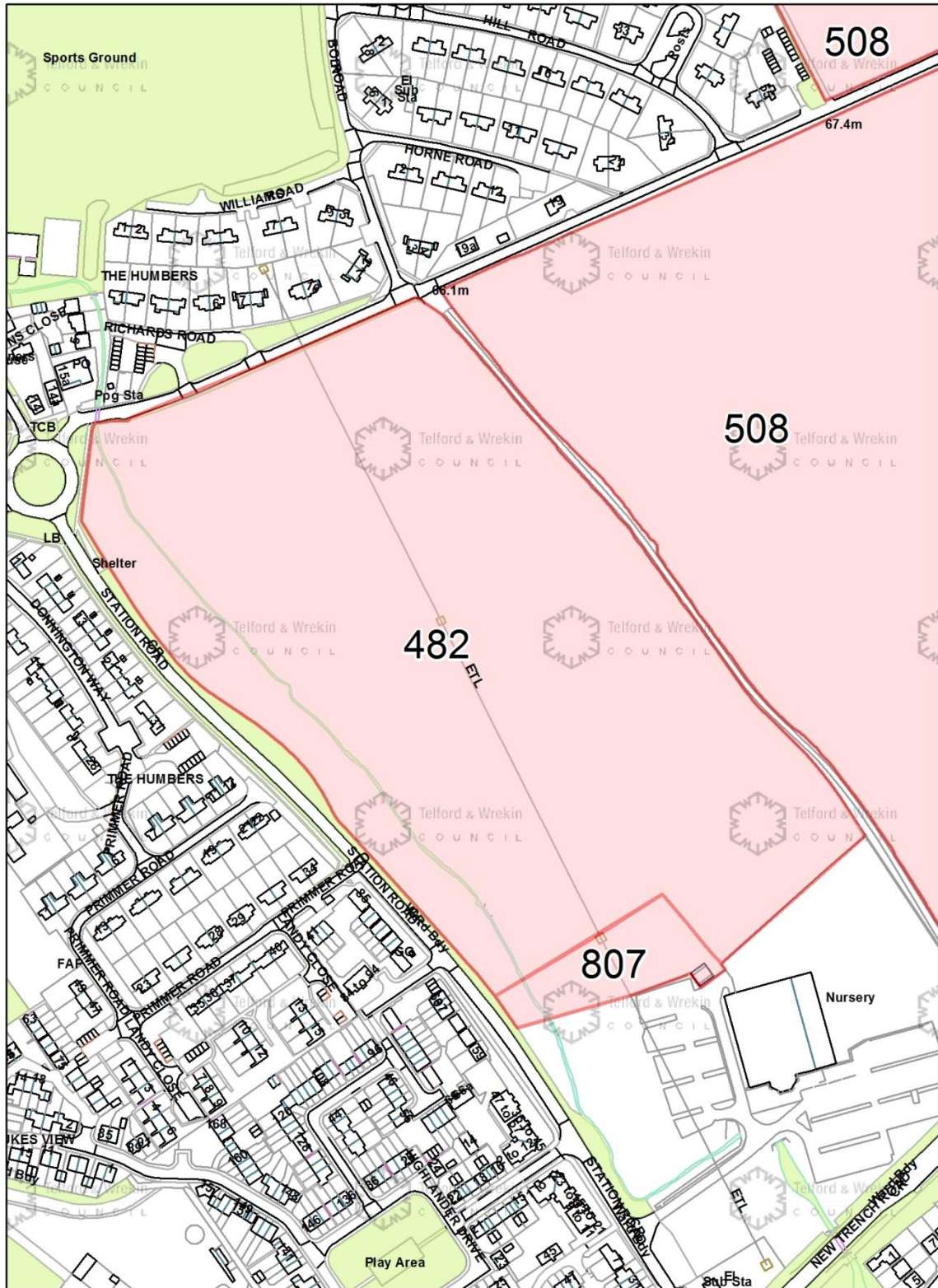
Suitability for housing	
Location	North east Telford close to Clock Tower roundabout (LEP funding for highway improvements). Land forms part of garden centre
Policy considerations	Grade 2 agricultural land part; Flood Zone 3 (part)
Physical constraints	Access/highways
Potential Impacts	
Amenity impacts	
Overall Suitability	Site has some constraints but could contribute to a wider sustainable urban extension with a mix of uses
Suitability	Suitable

Availability	
Need to develop site as part of a wider strategic urban extension	
Availability	Future

Achievability	
There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high. Parts of the site fall within flood zones, however the scale of development could allow for mitigation against these areas. The scale of development would make this a long term site. Highway access to be resolved	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	50	Net site area (ha)		4.86		
Density(dph)	35					
Timeframe (dwellings)	0-5 years	100	6-10 years	70	11 years +	
Comment	This site forms part of proposed site allocation H1 (along with 144, 504, and 508 south). However, the site is currently being progressed outwith the local plan proposal. An EIA screening process assumes an indicative capacity up to 300 dwellings. A decision was issued by the Council on 9 <sup>th</sup> October 2014, which stated that no EIA was required. However, given the highway issues in the locality, the significant flood risk issues evident from available information, assuming a suburban dwelling mix, and the fact that no planning application has yet been submitted, the					

	assessment considers a more realistic capacity to be in the region of 170 dwellings.
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Site Ref	485	Site Name	Land south of Beechfields Way
Site Size	1.009 Ha	Settlement	Newport
PDL	GR	Comment	

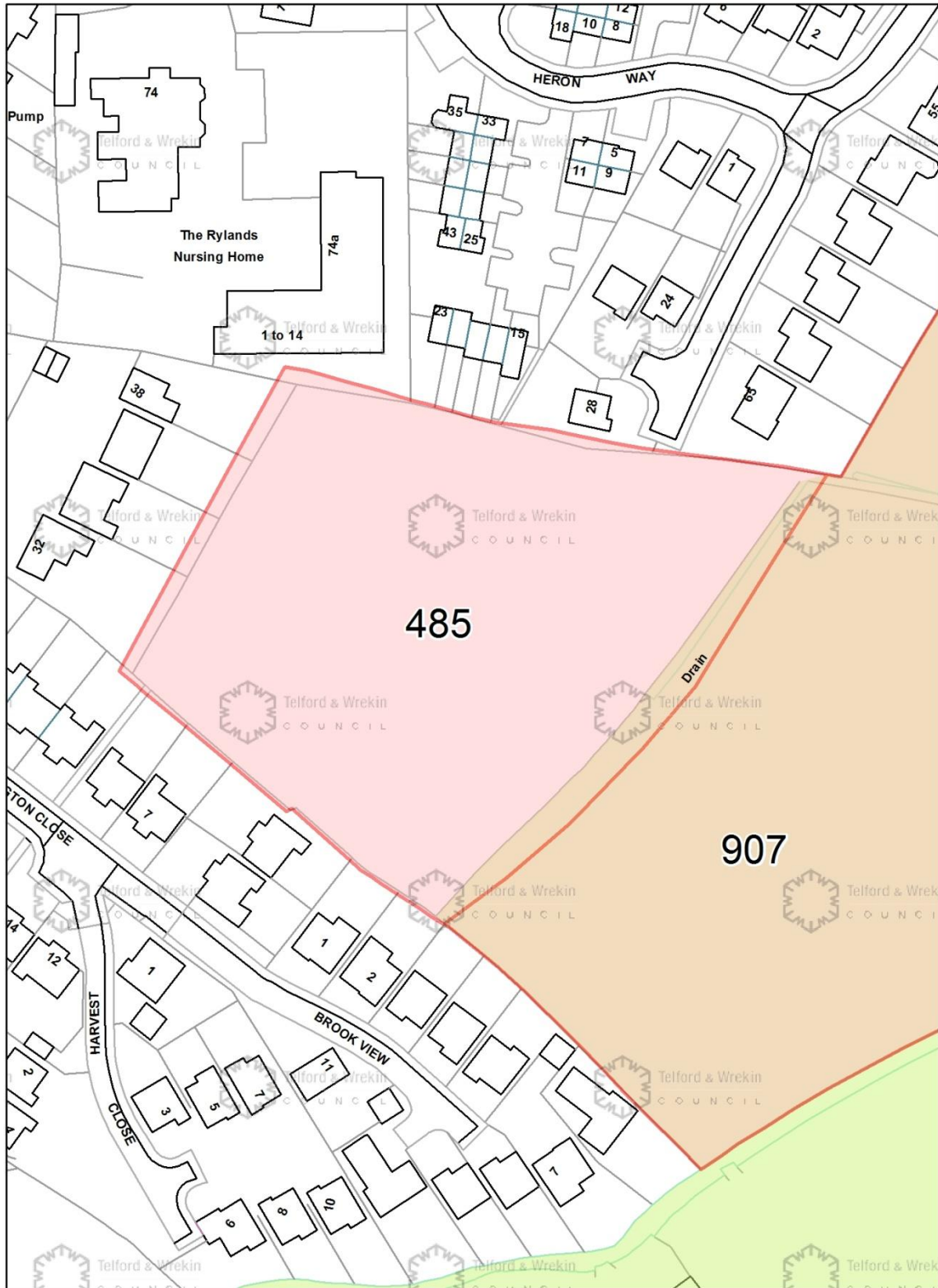
Suitability for housing	
Location	Edge of urban area but housing abounds to north, west and south
Policy considerations	
Physical constraints	
Potential Impacts	
Amenity impacts	
Overall Suitability	Suitable to develop. The 16 dwelling scheme shows how the site could be developed
Suitability	Suitable

Availability	
No known constraint.	
Availability	Now

Achievability	
There would appear to be little or no significant costs associated with bringing the site forward for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	90	Net site area (ha)		0.9		
Density(dph)	20					
Timeframe (dwellings)	0-5 years	18	6-10 years		11 years +	
Comment	Planning application was submitted for 16 homes (TWC/2014/0766) and withdrawn in March 2016					





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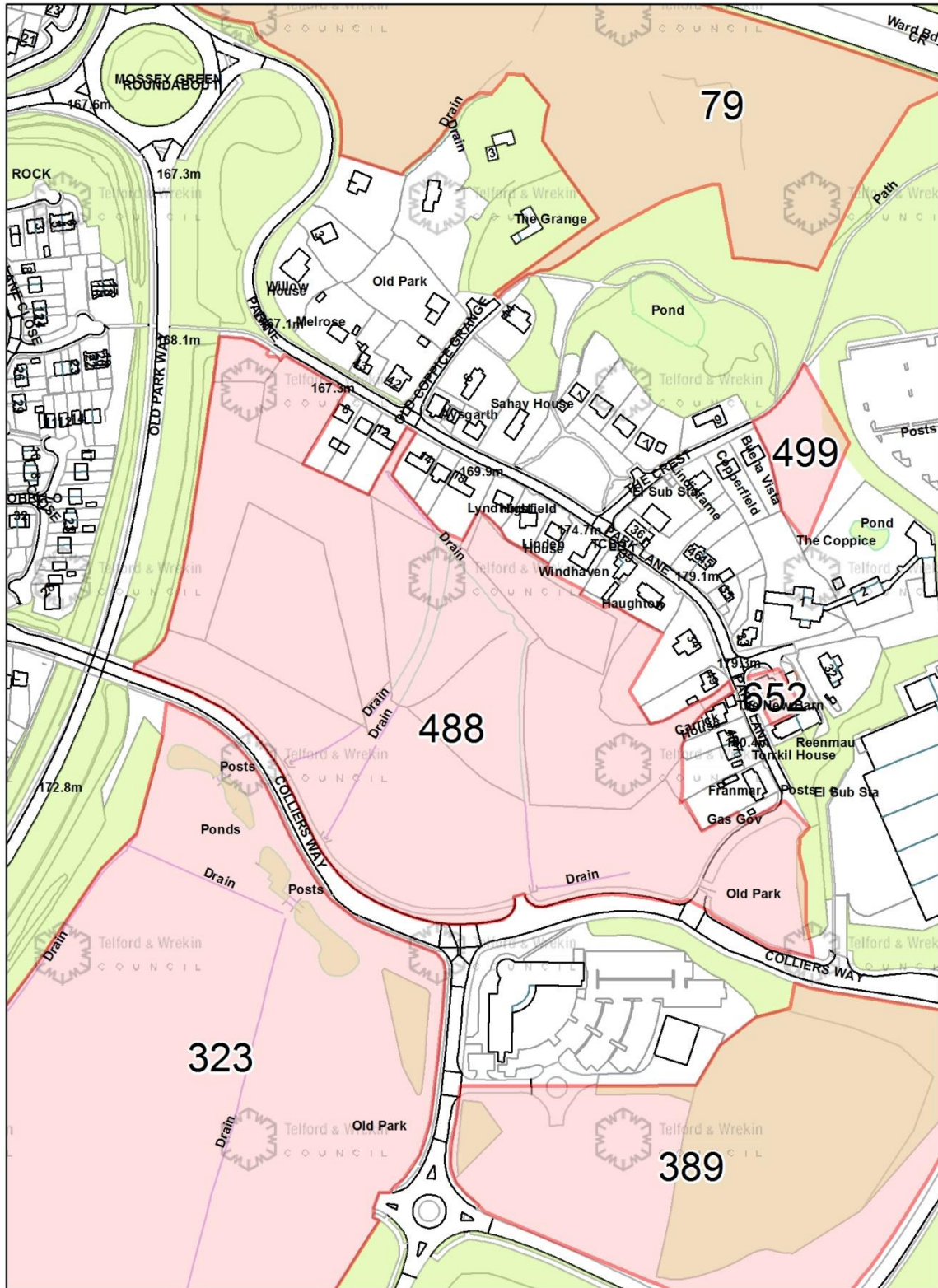
Site Ref	488	Site Name	Old Park 2, Colliers Way
Site Size	6.571 Ha	Settlement	Telford
PDL	BR/GR	Comment	

Suitability for housing	
Location	Previously developed site close to Telford Town Centre
Policy considerations	Site identified in Wrekin Local Plan as a housing commitment; Green Network to the west
Physical constraints	Previous use for mining.
Potential Impacts	
Amenity impacts	
Overall Suitability	Highly sustainable location for housing due to good access to local services and facilities.
Suitability	Suitable

Availability	
Site in one ownership (Homes and Communities Agency)	
Availability	Future

Achievability	
There would appear to be little or no constraints on bringing forward the site for development. )	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	40	Net site area (ha)		2.62		
Density(dph)	30					
Timeframe (dwellings)	0-5 years		6-10 years	70	11 years +	
Comment	The site is allocated in the current development plan for 78 dwellings so has ‘in principle’ support for residential use. The site is also proposed for residential use in the Telford & Wrekin Local Plan (H16) for 70 dwellings. Whilst in principle development could be achieved on site, this is likely to be at a reduced capacity given the historic use of the site.					



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Site Ref	504	Site Name	Donnington Farm
Site Size	3.433 Ha	Settlement	Telford
PDL	GR	Comment	Site in built up area of Telford as defined in the Telford & Wrekin Local Plan Policies Map

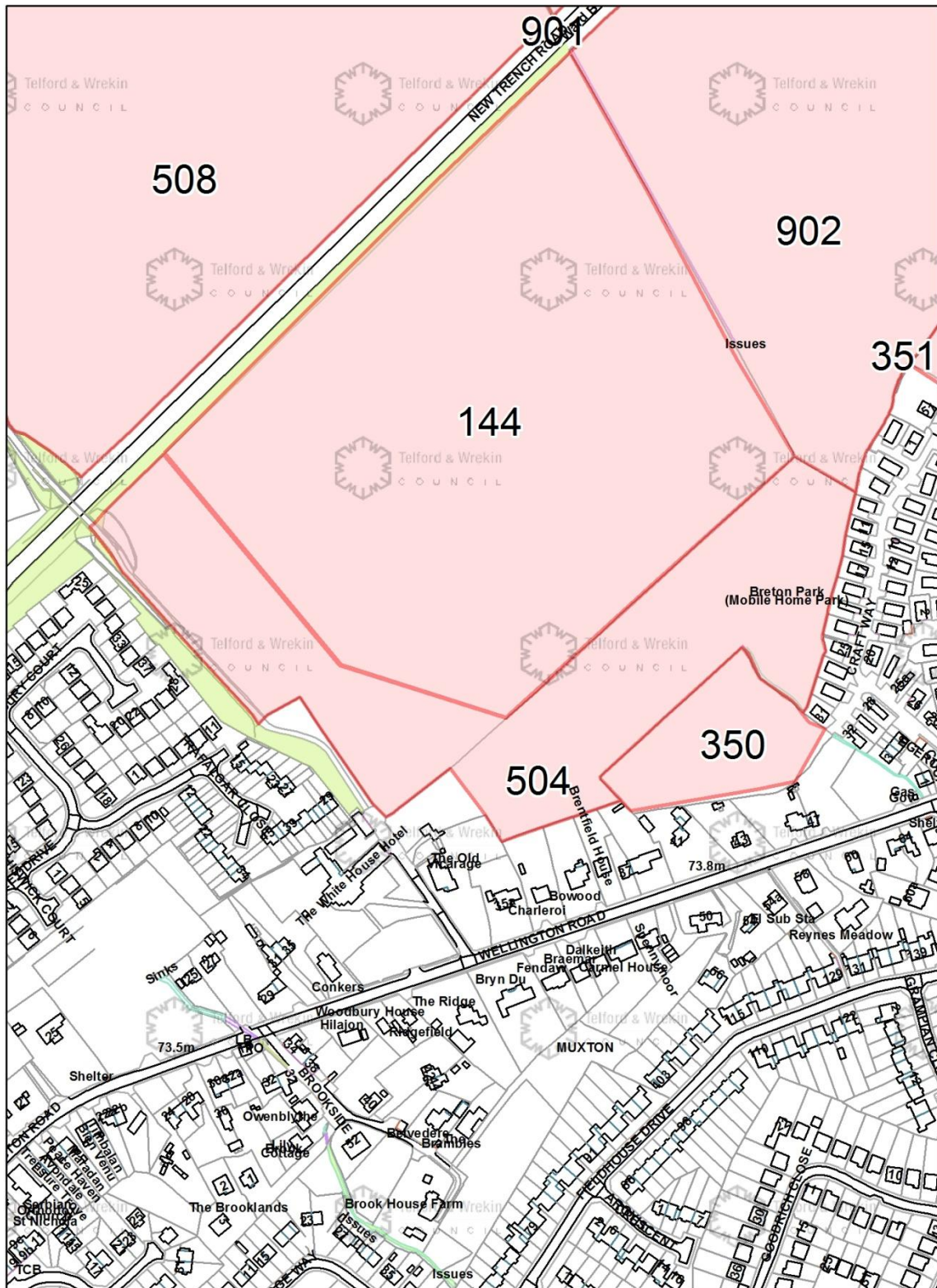
Suitability for housing	
Location	Telford urban area
Policy considerations	Allocated for residential as part of a strategic urban extension H1
Physical constraints	
Potential Impacts	Listed building to the south
Amenity impacts	
Overall Suitability	Suitable as a Local Plan allocation to support delivery of the new local plan strategy, in combination with adjacent land (site 144, 482, 508)
Suitability	Suitable

Availability	
No known constraints in terms of availability	
Availability	Now

Achievability	
There would appear to be little or no significant costs associated with bringing the site forward for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	-	Net site area		-		
Density(dph)	-					
Timeframe (dwellings)	0-5 years	-	6-10 years		11 years +	
Comment	Site delivery assumptions and comments under the entry for Site 144					





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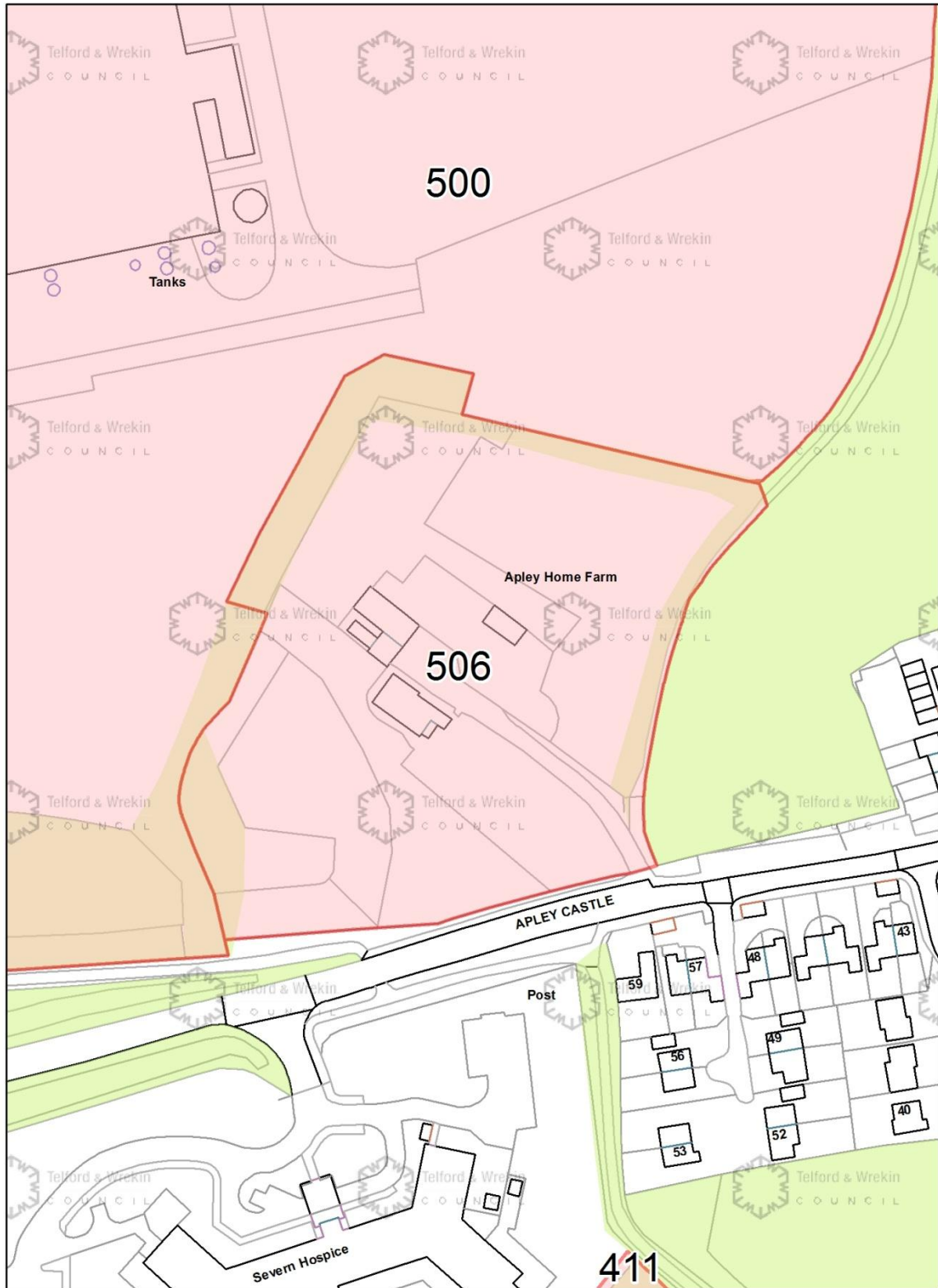
Site Ref	506	Site Name	Apley Home Farm
Site Size	1.432 Ha	Settlement	Telford
PDL	BR/GR	Comment	

Suitability for housing	
Location	Telford urban area
Policy considerations	Fringes of the site are covered by a Green Network.
Physical constraints	Extensive pine tree coverage across site may constrain overall yield as reflected in planning application reference TWC/2015/0920.
Potential Impacts	Site adjacent to Apley Wood nature reserve
Amenity impacts	
Overall Suitability	Suitable in principle
Suitability	Suitable

Availability	
Now	
Availability	Now

Achievability	
Currently in residential use, site would have to be cleared to accommodate additional dwellings. Locally listed building is located on the site which could limit the scope for development. Planning application submitted.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	85	Net site area (ha)		1.21		
Density(dph)	40					
Timeframe (dwellings)	0-5 years		6-10 years	48	11 years +	
Comment	Planning application submitted (TWC/2015/0920) for 12 dwellings, not yet determined. Yield figures presented above are indicative only.and assume clearance of existing buildings.					



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Site Ref	508 (SOUTH)	Site Name	Land at 'The Humbers' (site forms part of a larger site that straddles the A518)
Site Size	20.7 ha	Settlement	Open countryside
PDL	GR	Comment	

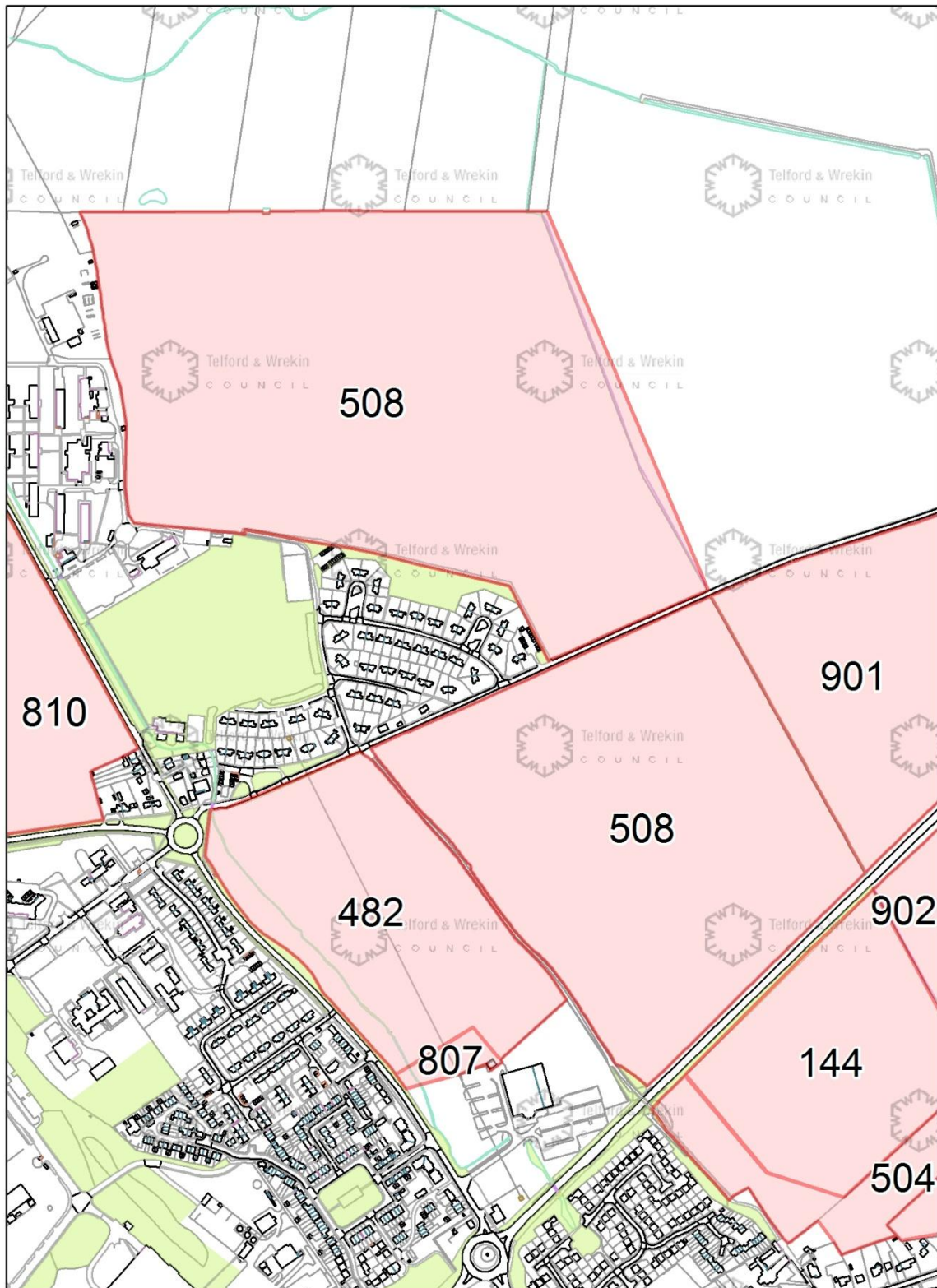
Suitability for housing	
Location	Open countryside
Policy considerations	Grade 2 agriculture (part); Flood Zone 2 (north western edge of site)
Physical constraints	Direct access onto A518 and main Newport-Shrewsbury bus route but potential impacts on Clock Tower Roundabout
Potential Impacts	
Amenity impacts	
Overall Suitability	Potentially suitable as part of a wider sustainable urban location to align with north eastern axis of new employment sites
Suitability	Suitable

Availability	
Planning application submitted (TWC/2016/0096) for up to 430 homes	
Availability	Now

Achievability	
No known constraints to site delivering development	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	60	Net site area (ha)		12.4		
Density(dph)	35					
Timeframe (dwellings)	0-5 years	100	6-10 years	180	11 years +	150
Comment	Site forms part of proposed site allocation (H1), which also includes SHLAA site 144, 482, and 504. Consequently, the development assumptions presented here are subject to change once the final proposals for the site allocation are agreed. Timing of development on this site will be dependent on planned improvements to the highway network, being delivered through the Local Growth Fund. Subject to completion of the planned works, delivery could begin within five years. The site is planned to deliver up to 430 dwellings on this part of the extension, but no formal decision has been issued. The capacity assumes a wholly residential development mix however there is clearly scope for other supporting land-uses to form part of that mix. The capacity is therefore considered to be at the upper end. Phasing dependent on delivery of highways improvements. Furthermore, actual delivery rates will be influenced by the progress of the wider extension.					





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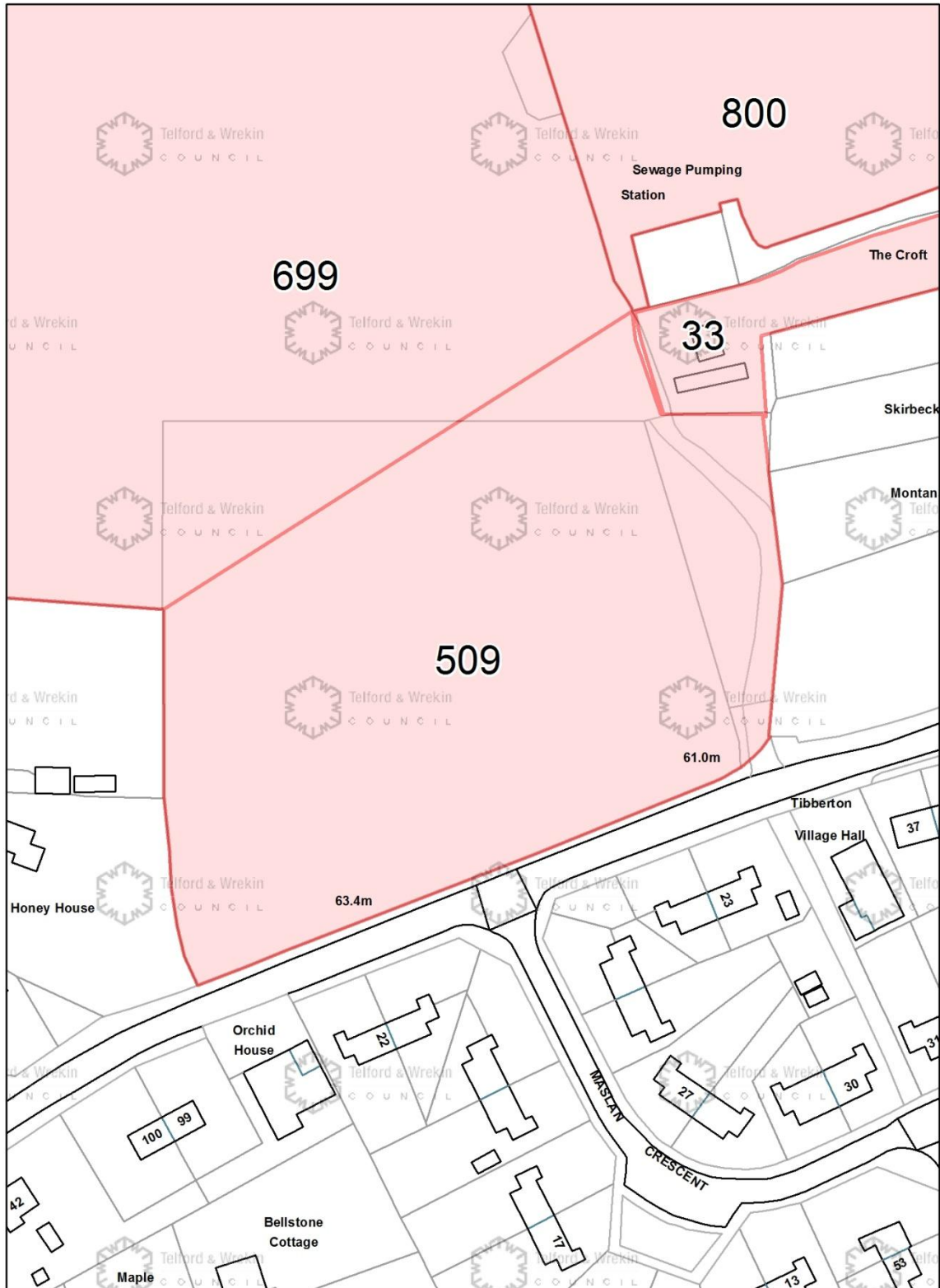
Site Ref	509	Site Name	Opposite Tibberton Shop
Site Size	1.056	Settlement	Rural settlement
PDL	GR	Comment	

Suitability for housing	
Location	In village of Tibberton opposite village shop, close to public house and church and school. On a bus route (rural level of services).
Policy considerations	Suitable settlement for infill (Policy HO10).
Physical constraints	Drainage an issue in the village
Potential Impacts	On open countryside and views to the north
Amenity impacts	None
Overall Suitability	Suitable for low level infill
Suitability	Suitable

Availability	
No known constraints affecting availability	
Availability	Now

Achievability	
There would appear to be little or no significant costs associated with bringing the site forward for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	90	Net site area (ha)		0.95		
Density(dph)	25					
Timeframe (dwellings)	0-5 years	23	6-10 years		11 years +	
Comment						



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Site Ref	512	Site name	195 Holyhead Road, Wellington
Site Size	0.506 Ha	Settlement	Telford
PDL	GR/BR	Comment	Site is a large residential plot with one 2012 application for further intensification of use (three bungalows in back garden)

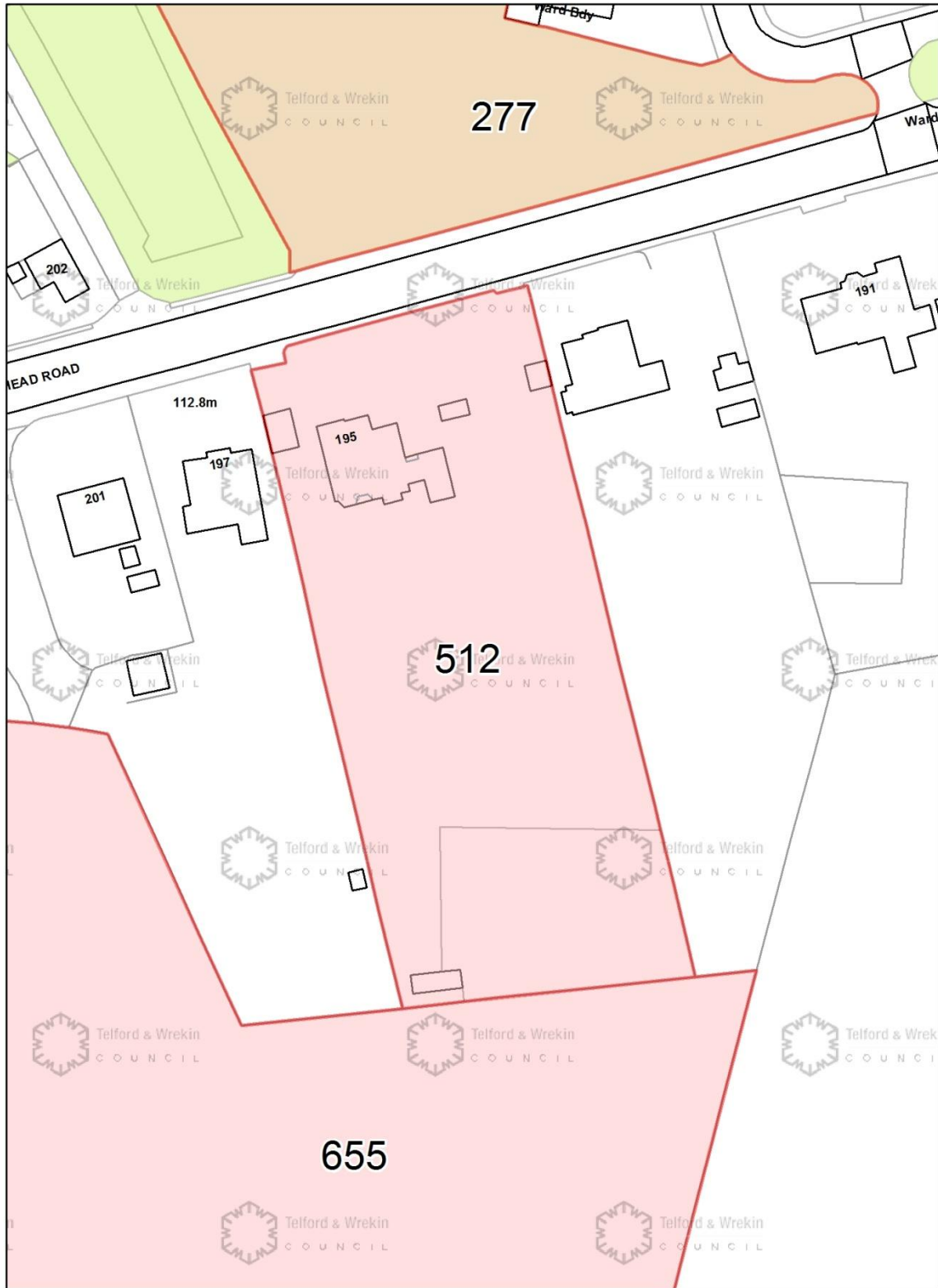
Suitability for housing		
Location	Telford Urban Area	
Policy considerations		
Physical constraints		
Potential Impacts		
Amenity impacts	Intensification of development in back garden could affect amenity of adjoining residents and this is likely to affect final yield. Moreover, it would represent development on land not defined as previously developed. Yield figures identified below are therefore indicative only.	
Overall Suitability	Site in the urban area so could theoretically be suitable for more intensive use	
Suitability	Suitable	

Availability		
No known constraints		
Availability	Now	

Achievability		
Currently in residential use, site would have to be cleared to accommodate additional dwellings.		
Achievability	2	

Estimated site density and timeframe for delivery						
Developable area (%)	50	Net site area (ha)		0.25		
Density(dph)	30					
Timeframe (dwellings)	0-5 years		6-10 years	7	11 years +	
Comment	Potential yield to be determined through planning application process. The site is within the urban area and in theory suitable for development					





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Site Ref	514	Site Name	Madeley Academy
Site Size	3.809 Ha	Settlement	Telford
PDL	BR	Comment	

Suitability for housing		
Location	Site in Telford urban area within the Madeley Neighbourhood Plan area	
Policy considerations	Southern edge of site in Madeley Town Centre in Madeley Neighbourhood Plan and Madeley District Centre in the Telford & Wrekin Local Plan. Access to bus services and the National Cycle Network	
Physical constraints	Part of site within 250m of a former landfill. Mineral consideration area.	
Potential Impacts	Land to south within the Ironbridge Gorge World Heritage Site	
Amenity impacts	Adjacent to Local Green Space/ County Wildlife Site (Madeley Neighbourhood Plan designations). Existing commercial uses to the north (Telford Ski Centre) may be, potentially, incompatible with redevelopment for housing or could lead to reduction in site capacity.	
Overall Suitability	Previously-developed site in a sustainable location , close proximity to a district centre with good access to services for new residents	
Suitability	Suitable	

Availability	
No known constraints in terms of availability.	
Availability	Now

Achievability	
No known constraints in delivering the site	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	50	Net site area (ha)		1.9		
Density(dph)	40					
Timeframe (dwellings)	0-5 years		6-10 years	76	11 years +	
Comment	Site allocated for housing in the Telford & Wrekin Local Plan (Site H6). Site capacity assumed here is based on slightly larger site area (3.8ha) compared to the proposed site allocation (3.3ha)					



Site Ref	520	Site Name	Gateway site to the south of Newport
Site Size	16.092 Ha	Settlement	Newport
PDL	GR/BR	Comment	Part of the site (brownfield land) is a Housing Allocation H13 in the Telford & Wrekin Local Plan. Rest is greenfield within the urban area of Newport as identified in the Telford & Wrekin Local Plan.

Suitability for housing	
Location	Greenfield site north of A518 and close to Newport town centre
Policy considerations	A518 marks southern boundary of Telford & Wrekin Local Plan.
Physical constraints	Within 250m of a former landfill, number of trees on edge of site (though none TPOs)
Potential Impacts	Offsite highway impacts
Amenity impacts	Interface with adjacent housing to the south and east (The Spinney and Highfield) will need careful management
Overall Suitability	Suitable
Suitability	Suitable

Availability	
No known reason to constrain development	
Availability	Now

Achievability	
No known constraints in delivering site	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	65	Net site area (ha)		10.46		
Density(dph)	25					
Timeframe (dwellings)	0-5 years	80	6-10 years	181	11 years +	
Comment	The site has planning application TWC/2011/0871 for 350 dwellings approved subject to S106, of which proposed site allocation H13 forms a part. Once the legal agreement has been signed then development can commence.					





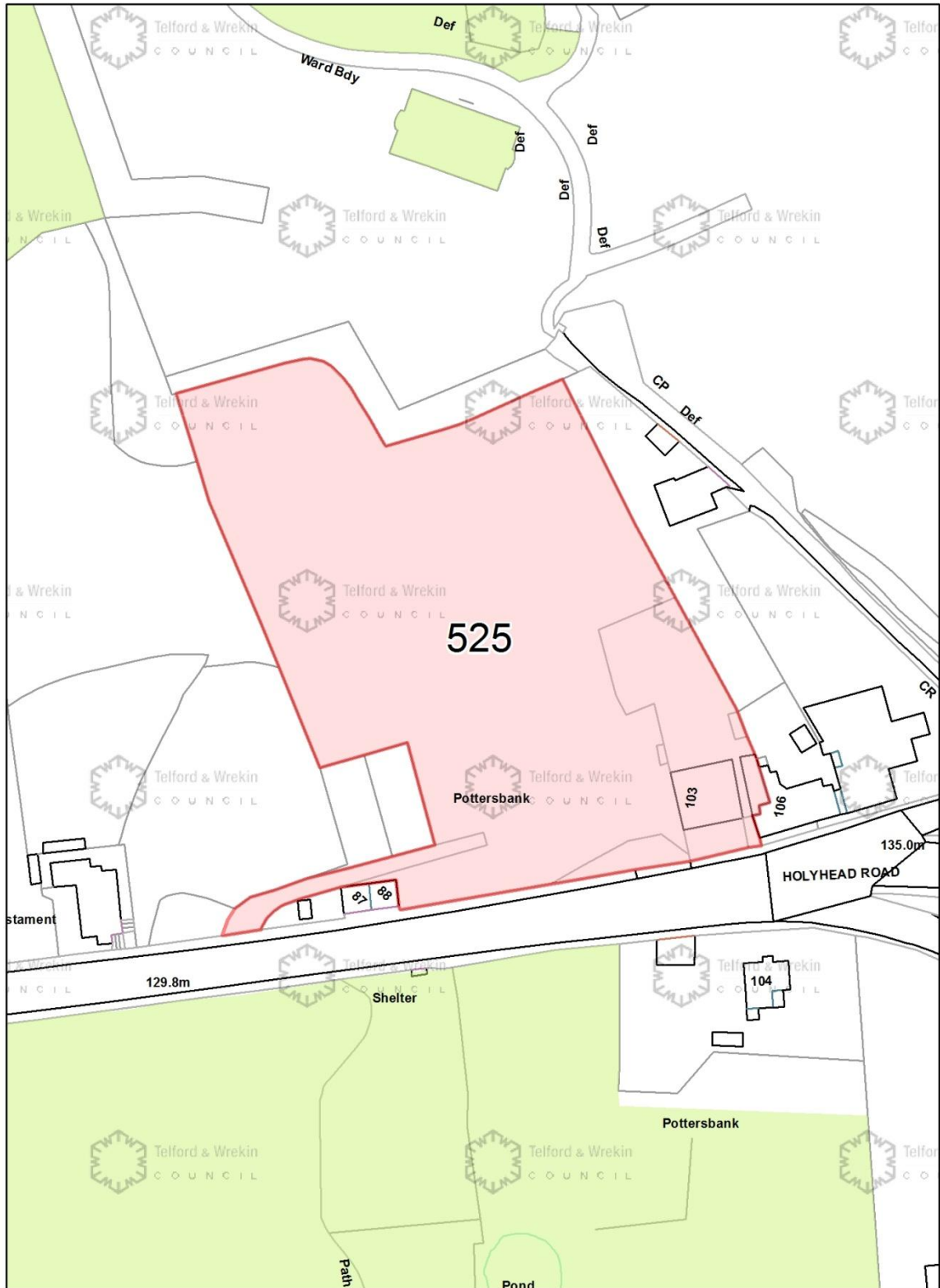
Site Ref	525	Site Name	88-102 Potters Bank, Ketley
Site Size	0.64 Ha	Settlement	Telford
PDL	BR	Comment	

Suitability for housing	
Location	Urban site with frontage onto a classified road
Policy considerations	
Physical constraints	Landfill gas area and mineshafts in area will need risk assessment; number of trees on the site; site slopes. These constraints likely to affect potential yield.
Potential Impacts	
Amenity impacts	
Overall Suitability	Suitable
Suitability	Suitable

Availability	
Planning application submitted in 2014 (later withdrawn) so no reason to assume site could not come forward now	
Availability	Now

Achievability	
The site is located on top of historic mineshafts and landfill which could be costly to remediate and therefore affect viabilities on a small development site like this.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	50	Net site area (ha)		0.32		
Density(dph)	35					
Timeframe (dwellings)	0-5 years		6-10 years	11	11 years +	
Comment						



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Site Ref	542	Site Name	Land at Rookery Road, Oakengates
Site Size	3.725 Ha	Settlement	Telford
PDL	BR	Comment	

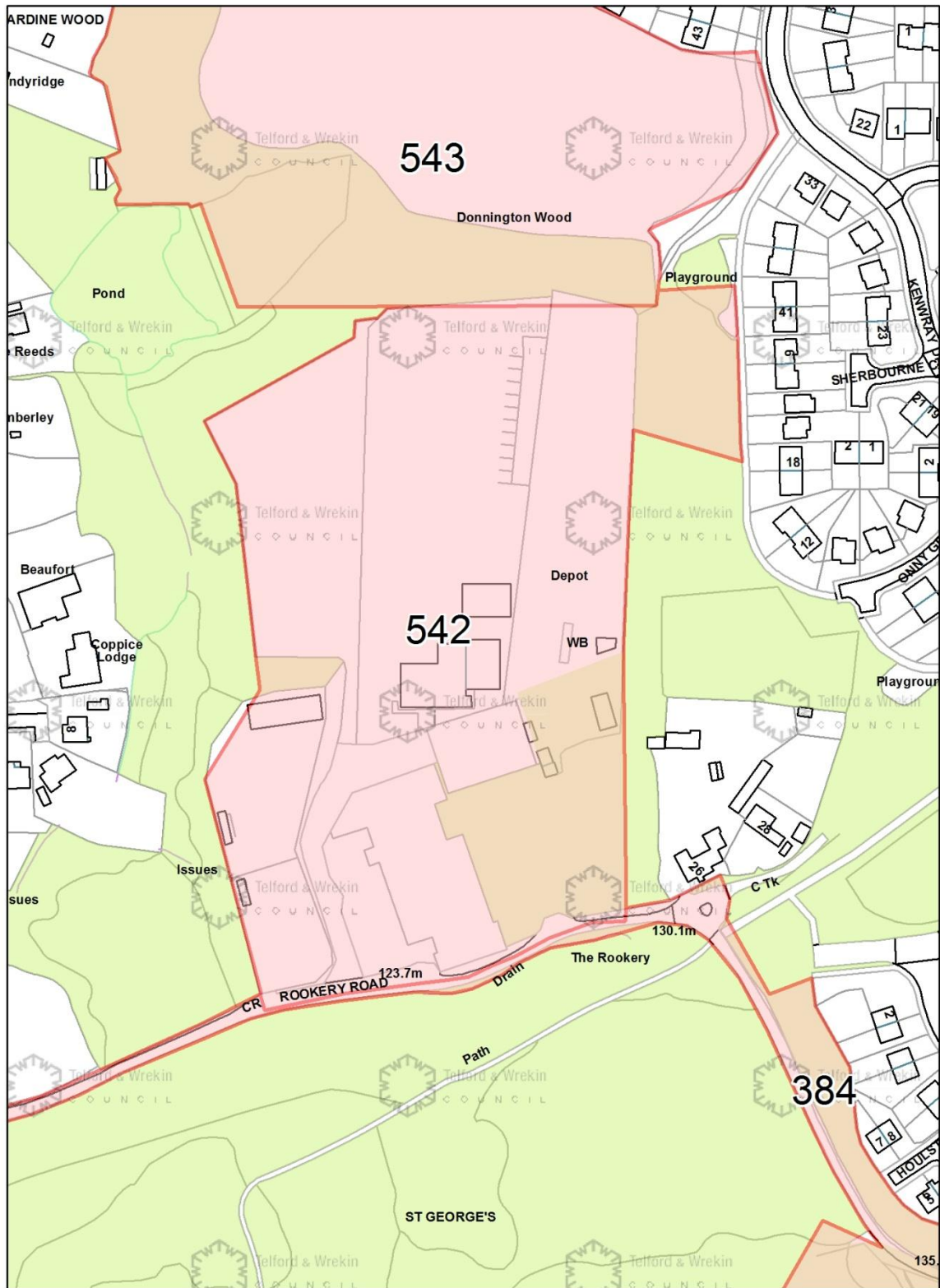
Suitability for housing		
Location	Urban location close to facilities in commercial storage use	
Policy considerations	Part Green Network	
Physical constraints	Parts of site have TPO (western edge); landfill (NW corner of site); mineshafts; minerals consideration area; contamination due to historic use	
Potential Impacts		
Amenity impacts		
Overall Suitability	Suitable to consider for housing	
Suitability	Suitable	

Availability		
Currently in commercial use. Substantial clear up of site may be needed. Substantial supply of sites in Telford ready to develop		
Availability	Future	

Achievability		
The site is currently in use for a range of industrial uses and is located on top of historic mineshafts. Significant remediation work would be required in order to achieve development on the site.		
Achievability	2	

Estimated site density and timeframe for delivery						
Developable area (%)	70	Net site area (ha)		2.6		
Density(dph)	35					
Timeframe (dwellings)	0-5 years		6-10 years	91	11 years +	
Comment						





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Site Ref	562	Site Name	East of Hinkshay Road
Site Size	4.487 ha	Settlement	Telford
PDL	BR	Comment	

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#### Suitability for housing

Location	Telford urban area, close to town centre
Policy considerations	Adjacent to a Local Nature Reserve
Physical constraints	Two mineshafts on edge of site
Potential Impacts	Landscape impact - sensitive
Amenity impacts	
Overall Suitability	Regularly shaped site close to a town centre
Suitability	Suitable

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#### Availability

No known constraints in terms of availability.	
Availability	Future

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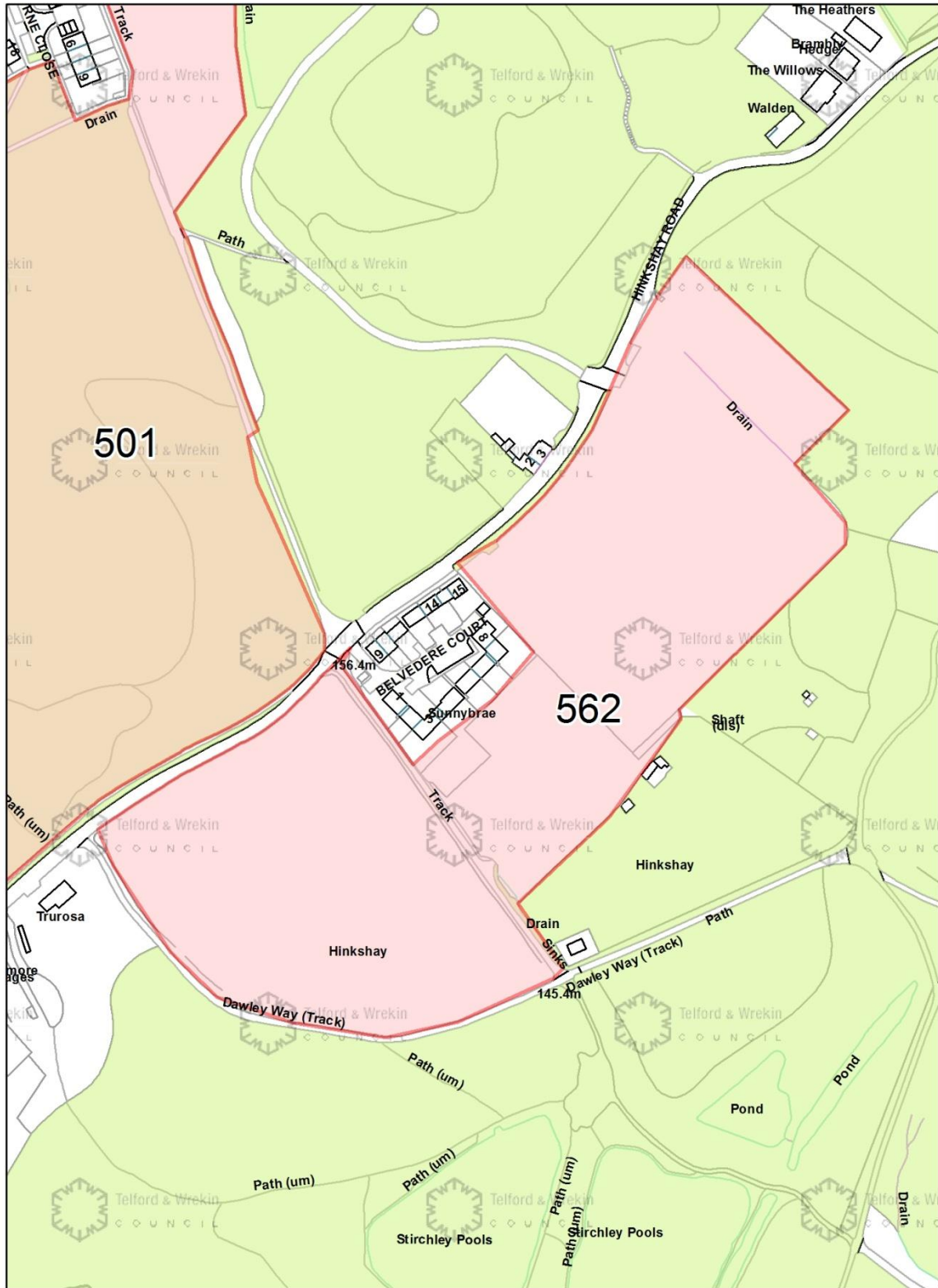
#### Achievability

No known barriers to achieving development though some constraints on site	
Achievability	2

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#### Estimated site density and timeframe for delivery

Developable area (%)	70	Net site area (ha)		3.14		
Density(dph)	30					
Timeframe (dwellings)	0-5 years		6-10 years	94	11 years +	
Comment						



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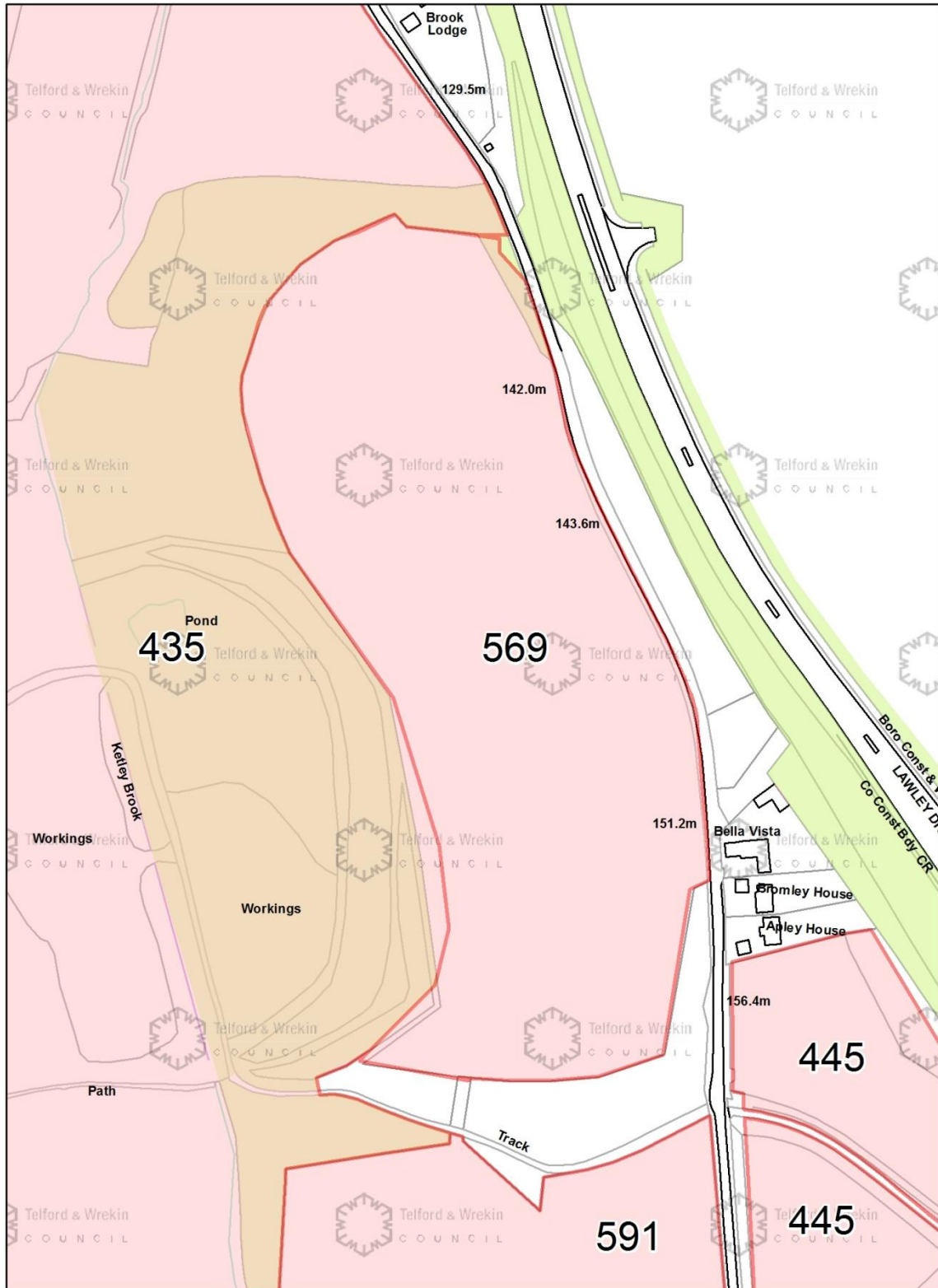
Site Ref	569	Site Name	Lawley Village North - Phase IV
Site Size	5.223 Ha	Settlement	Telford
PDL	GR	Comment	

Suitability for housing	
Location	Edge of Telford, close to new facilities in Lawley District Centre
Policy considerations	Site benefits from a section 7(1) New Towns consent
Physical constraints	Mining consideration area and former open cast site at Lawley Furnace to the west
Potential Impacts	Highways
Amenity impacts	
Overall Suitability	
Suitability	Suitable

Availability	
Could be available in medium term after earlier stages of the Lawley development are built out	
Availability	Future

Achievability	
This greenfield location is isolated from the surrounding settlement. Connecting the site to infrastructure and utilities will be an expensive and drawn out process.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	75	Net site area		3.92		
Density(dph)	35					
Timeframe (dwellings)	0-5 years		6-10 years	100	11 years +	37
Comment	Likely delivery considered to be medium-term given the site is located near the Ironstone development site in Lawley, which is still in the progress. Site is included as a proposed site allocation for residential (H17)					



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Site Ref	580	Site Name	Plantation - 1, Tibberton
Site Size	0.814 Ha	Settlement	Rural settlement
PDL	GR	Comment	Flat site rear of houses on Back Lane. Currently used for grazing

Suitability for housing	
Location	Site close to village core (school, church, village shop, bus service)
Policy considerations	Rural settlement
Physical constraints	Access to site restricted from Back Lane; drainage issues for Tibberton; cumulative traffic impacts in Tibberton (in/ out of village to B5092)
Potential Impacts	Impact on living conditions associated with traffic passing houses onto Back Lane
Amenity impacts	
Overall Suitability	Suitable for a small scale development
Suitability	Suitable

Availability	
Site used for agricultural related activity.	
Availability	Future

Achievability	
Located adjacent to existing residential uses. Currently used for agriculture, limited/no remediation required to prepare the site. Access to the site could be problematic.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	90	Net site area (ha)		0.72		
Density(dph)	20					
Timeframe (dwellings)	0-5 years		6-10 years	14	11 years +	
Comment						



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Site Ref	582	Site Name	Land Adj, 66, Back Lane, Tibberton
Site Size	1.104 Ha	Settlement	Rural settlement
PDL	GR	Comment	.

#### Suitability for housing

Location	Site north of Site 583 (which has planning permission for housing TWC/2014/0230). Hedgerows on site. Site used for grazing.
Policy considerations/	Rural settlement
Physical constraints	Waste water; highways constraints (to/from village to B5092);
Potential Impacts	Extensive development impact on highway network
Amenity impacts	Building site behind existing houses. Potential overlooking of neighbours.
Overall Suitability	Close to village core so potentially suitable for a low density scheme
Suitability	Suitable

#### Availability

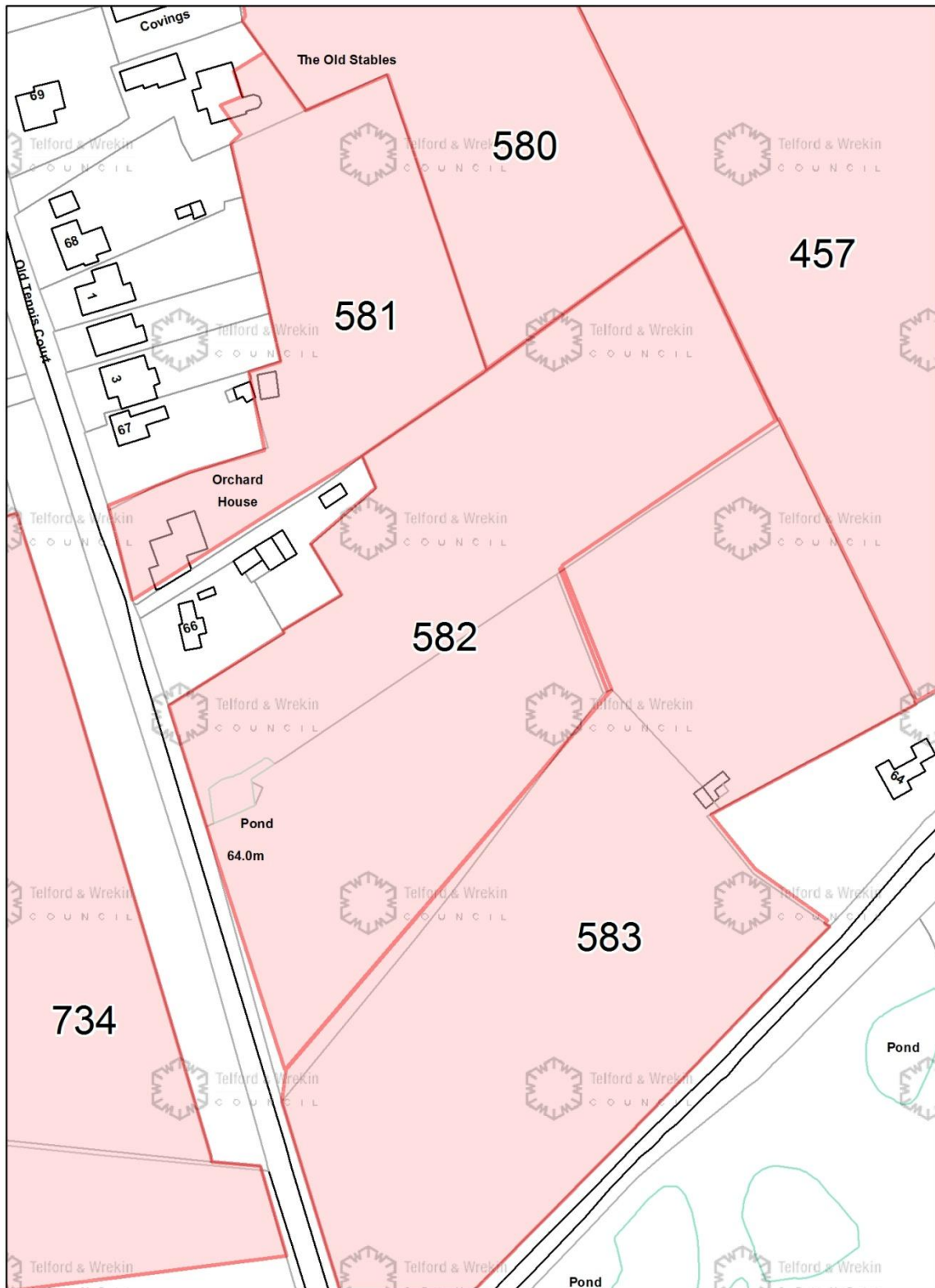
No known constraints in term so availability		
Availability	Now	

#### Achievability

Located adjacent to existing residential uses. Currently used for agriculture, limited/no remediation required to prepare the site.		
Achievability	1	

#### Estimated site density and timeframe for delivery

Developable area (%)	90	Net site area (ha)	0.99	
Density(dph)	20			
Timeframe (dwellings)	0-5 years	19	6-10 years	11 years +
Comment				



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Site Ref	591	Site Name	Lawley Village North - Phase III
Site Size	3.266 Ha	Settlement	Telford
PDL	GR	Comment	Site forms part of wider Lawley development

Suitability for housing		
Location	Urban location close to Lawley centre benefiting from Section 7 (1) New Towns Act consent for housing	
Policy considerations	Included within Site H17 Housing Allocation; parts of site in historically in Green Network	
Physical constraints	Mining consideration area	
Potential Impacts		
Amenity impacts		
Overall Suitability		
Suitability	Suitable	

Availability		
No known constraints in terms of landownership. Potentially to come forward after earlier stages of Lawley are delivered.		
Availability	Future	

Achievability		
There would appear to be little or no constraint on development on this site. Located adjacent to a recently built residential scheme.		
Achievability	1	

Estimated site density and timeframe for delivery						
Developable area (%)	75	Net site area (ha)		2.45		
Density(dph)	35					
Timeframe (dwellings)	0-5 years		6-10 years	85	11 years +	
Comment	In theory, the site is considered achievable in a relatively short time frame, however the site is located in close proximity to the Ironstone development at Lawley, which is still in progress. This is likely to influence the specific delivery timescale of this site.					





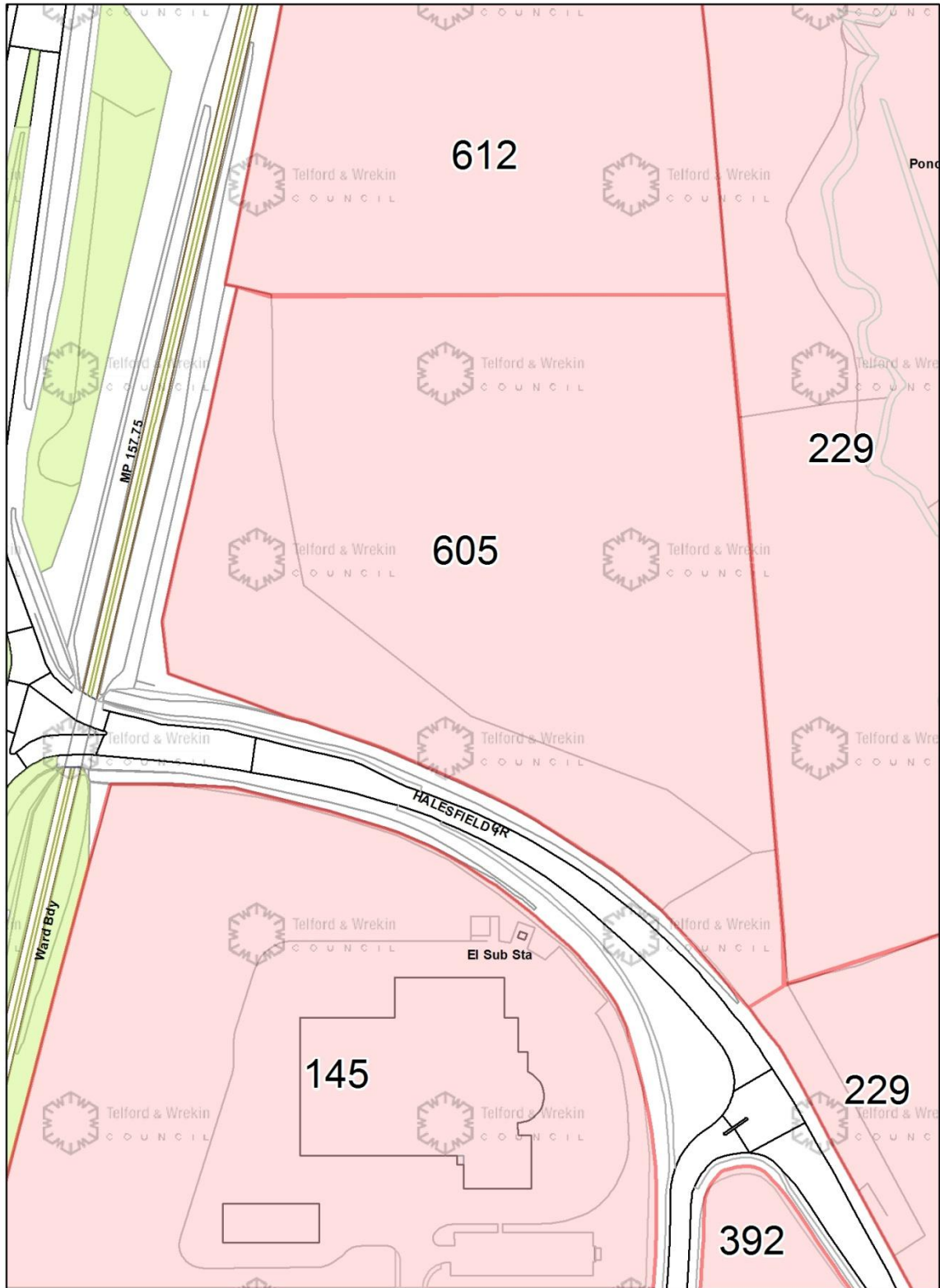
Site Ref	605	Site Name	The Hem Phase I
Site Size	3.979 Ha	Settlement	Telford
PDL	GR	Comment	Site forms part of larger tract of land with Section 7(1) New Towns Act consent for housing. Site forms part of Site H10 allocation in the Telford & Wrekin Local Plan

Suitability for housing	
Location	Regularly shaped site east of Queensway on eastern edge of borough.
Policy considerations	Site has Section 7 (1) consent for housing (T90/0021)
Physical constraints	Connectivity to west difficult for pedestrians. Employment land to the south at Halesfield). Potentially close to: mining consideration area; within 250m of a hazardous installation (Budget Gas Ltd)
Potential Impacts	Management of housing needs to be considered alongside employment to the south.
Amenity impacts	
Overall Suitability	Suitable as part of larger development though density of development likely to be restricted towards the northern end of the site.
Suitability	Suitable

Availability	
Will need detailed research on features and constraints to deliver.	
Availability	Future

Achievability	
There would appear to be little or no constraints on bringing forward the site for development. Site is in one ownership.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	-	Net site area (ha)		-		
Density(dph)	-					
Timeframe (dwellings)	0-5 years	-	6-10 years	-	11 years +	-
Comment	See assessment sheet for site 379 for details on delivery					



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Site Ref	606	Site Name	The Hem, South Nedge – residual site
Site Size	5.928 Ha	Settlement	Telford
PDL	GR	Comment	Site forms part of larger tract of land with Section 7(1) New Towns Act consent for housing. Site forms part of Site H10 allocation in the Telford & Wrekin Local Plan

Suitability for housing	
Location	Irregularly shaped site east of Queensway on eastern edge of borough.
Policy considerations	Site has Section 7 (1) consent for housing (T90/0021)
Physical constraints	Connectivity to west via site 605 difficult for pedestrians. Employment land to the south at Halesfield). Potentially close to: mining consideration area; within 250m of a hazardous installation (Budget Gas Ltd); Part of site in Flood Zone 3.
Potential Impacts	Management of housing needs to be considered alongside employment to the south.
Amenity impacts	
Overall Suitability	Suitable as part of larger development though density of development likely to be restricted towards the northern end of the site.
Suitability	Suitable

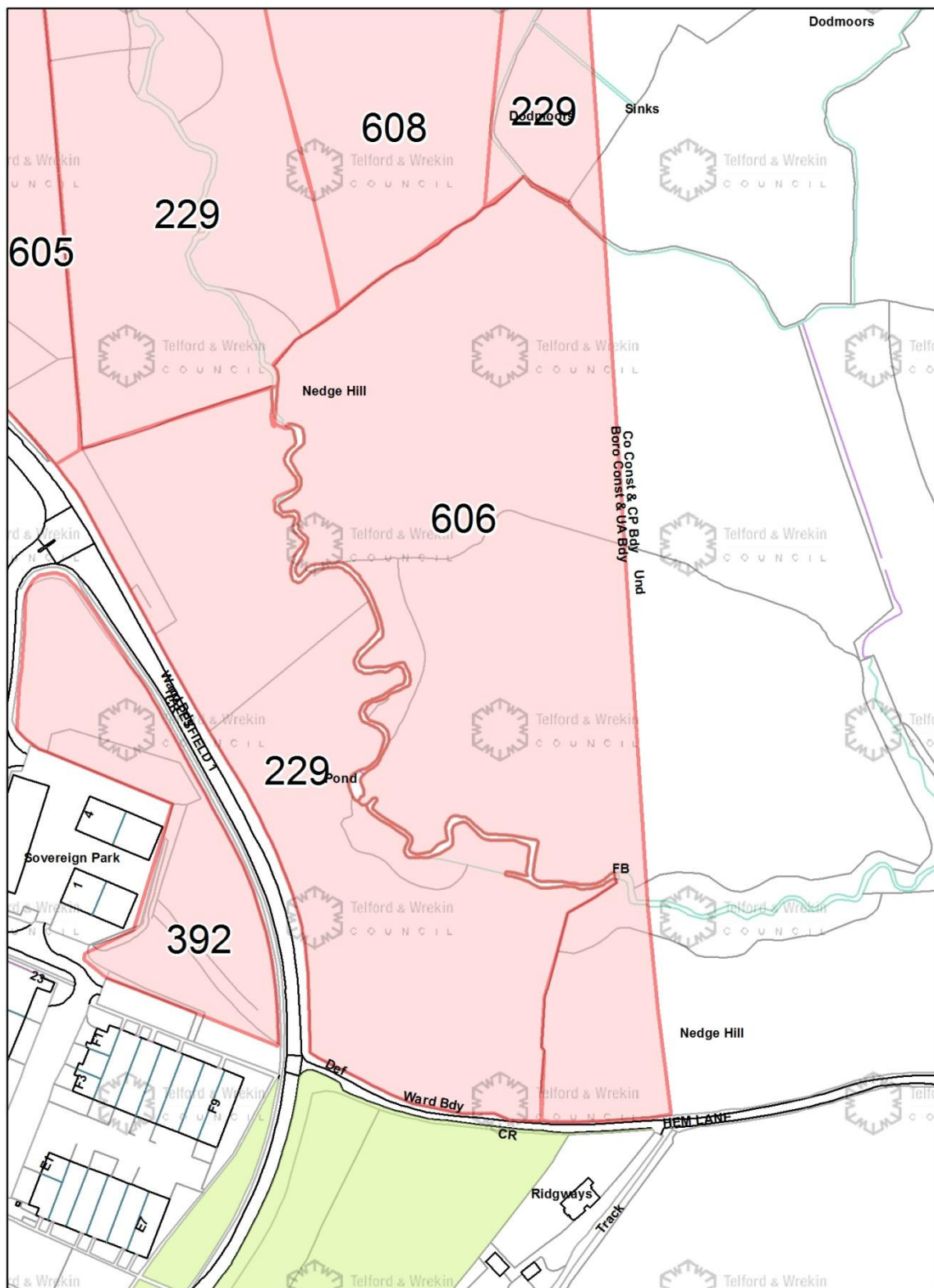
Availability	
Will need detailed research on features and constraints to deliver.	
Availability	Future

Achievability	
There could potentially be access issues to the site which could hinder the delivery of the site. The site is also located in flood zone 2.	
Achievability	3

Housing capacity and phasing						
Net site area						
Capacity	25Dph		30Dph		40Dph	
Timeframe	0-5 years		6-10 years		11 years +	
Comment						
	Yield identified as part of Site H10 – 300 homes					

Estimated site density and timeframe for delivery						
Developable area (%)	-	Net site area (ha)		-		
Density(dph)	-					
Timeframe (dwellings)	0-5 years	-	6-10 years	-	11 years +	-

Comment	See assessment sheet for site 379 for details on delivery
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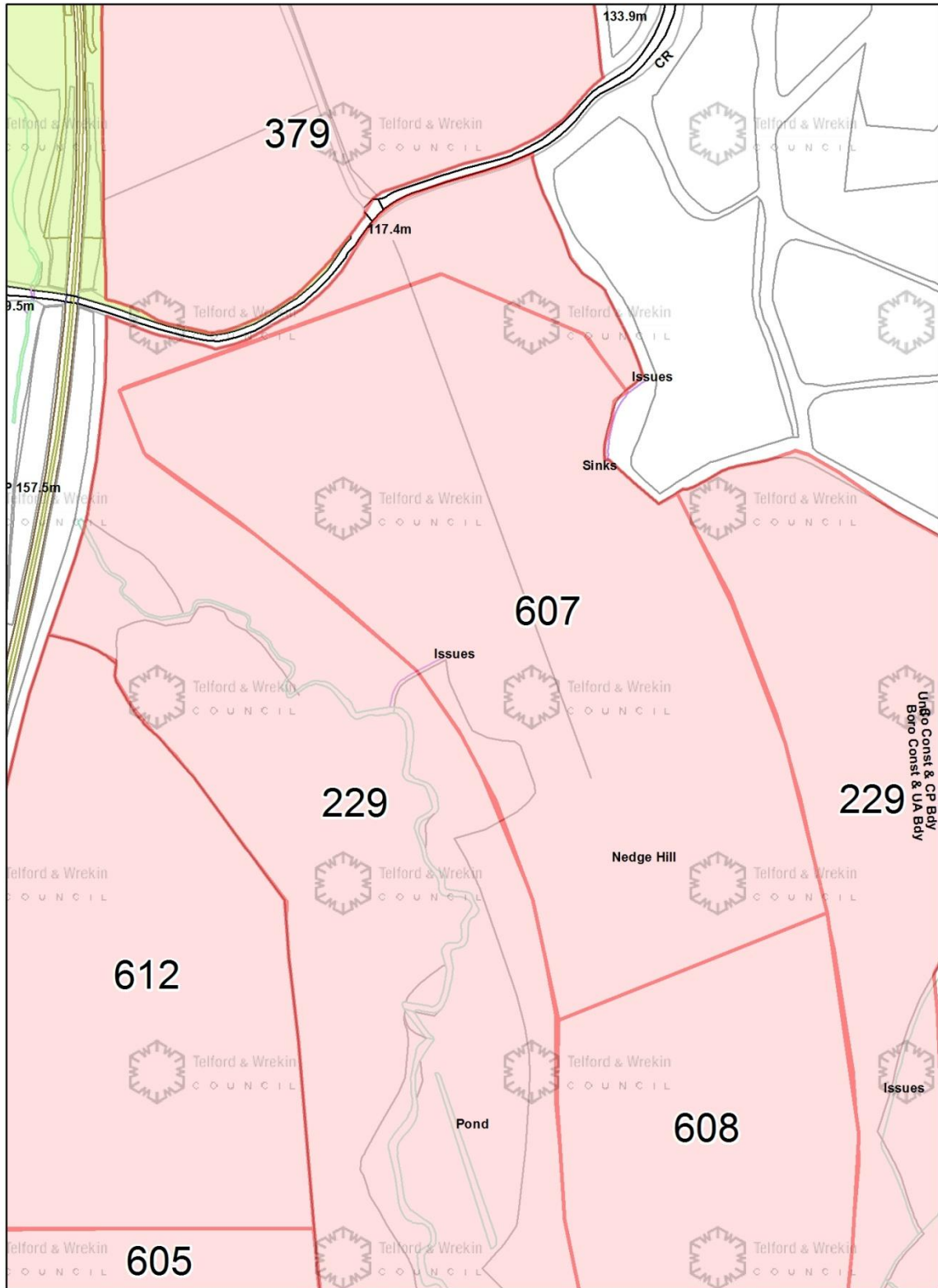
Site Ref	607	Site Name	The Hem Phase IV
Site Size	5.276 Ha	Settlement	Telford
PDL	GR	Comment	Site forms part of larger tract of land with Section 7(1) New Towns Act consent for housing. Site forms part of Site H10 allocation in the Telford & Wrekin Local Plan

Suitability for housing	
Location	Irregularly shaped site east of Queensway on eastern edge of borough.
Policy considerations	Site has Section 7 (1) consent for housing (T90/0021)
Physical constraints	Connectivity to west via sites 605 and 612 difficult for pedestrians. Employment land to the south at Halesfield. Part of site in mining consideration area.
Potential Impacts	Management of housing needs to be considered alongside employment to the south and north.
Amenity impacts	
Overall Suitability	Suitable as part of larger development though density of development likely to be restricted towards the northern end of the site.
Suitability	Suitable

Availability	
Will need detailed research on features and constraints to deliver.	
Availability	Future

Achievability	
There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	-	Net site area (ha)		-		
Density(dph)	-					
Timeframe (dwellings)	0-5 years	-	6-10 years	-	11 years +	-
Comment	See assessment sheet for site 379 for details on delivery					



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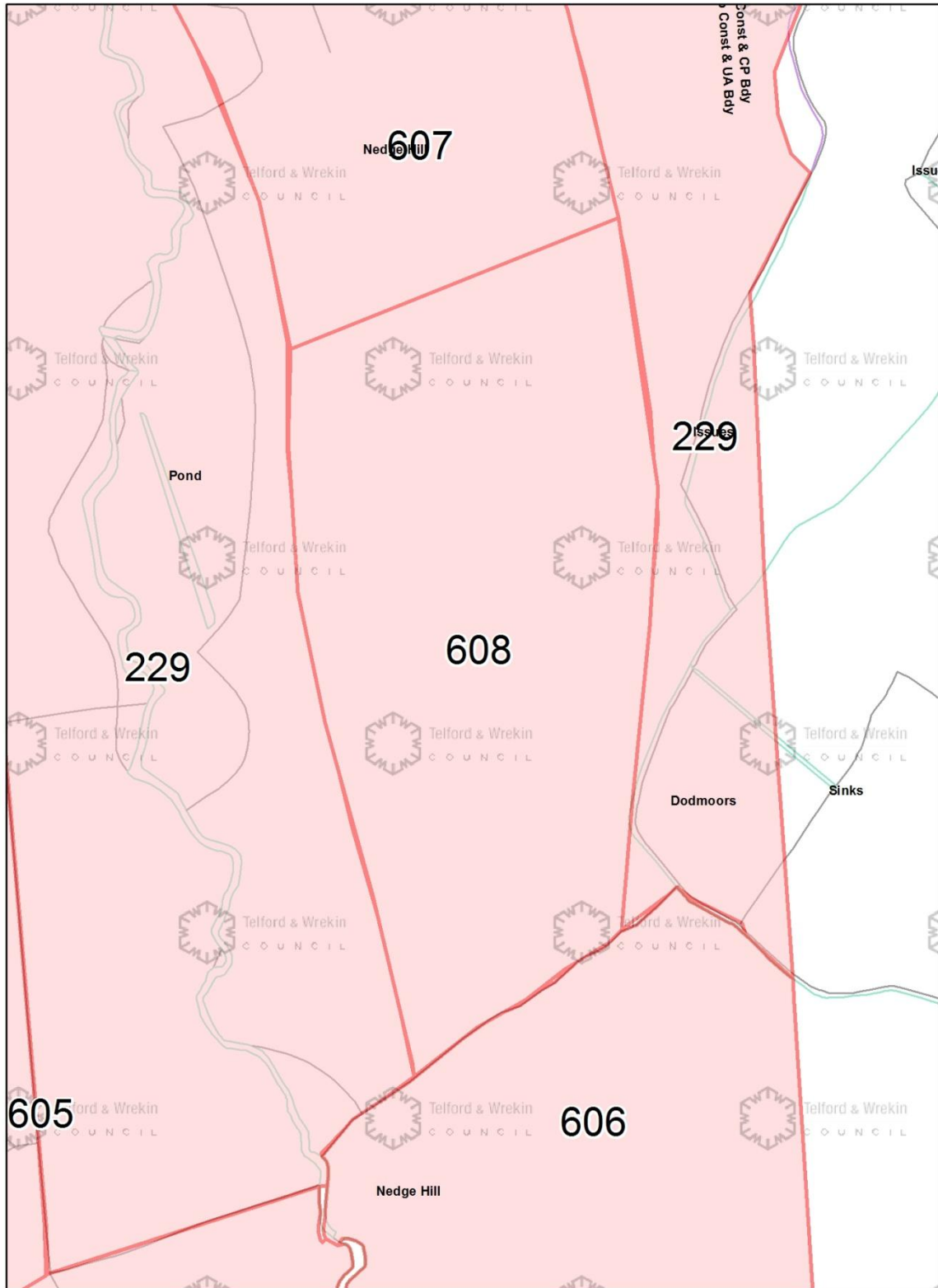
Site Ref	608	Site Name	The Hem Phase III
Site Size	3.319 Ha	Settlement	Telford
PDL	GR	Comment	Site forms part of larger tract of land with Section 7(1) New Towns Act consent for housing. Site forms part of Site H10 allocation in the Telford & Wrekin Local Plan

Suitability for housing	
Location	Irregularly shaped site east of Queensway on eastern edge of borough.
Policy considerations	Site has Section 7 (1) consent for housing (T90/0021)
Physical constraints	Connectivity to west via sites 605 and 612 difficult for pedestrians. Employment land to the south at Halesfield). Site in mining consideration area.
Potential Impacts	Management of housing needs to be considered alongside employment to the south and north.
Amenity impacts	
Overall Suitability	Suitable as part of larger development though density of development likely to be restricted towards the northern end of the site.
Suitability	Suitable

Availability	
Will need detailed research on features and constraints to deliver.	
Availability	Future

Achievability	
There would appear to be little on-site remediation work needed for this site however costs of connecting the site to the surrounding infrastructure and utilities could be high.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	-	Net site area (ha)		-		
Density(dph)	-					
Timeframe (dwellings)	0-5 years	-	6-10 years	-	11 years +	-
Comment	See assessment sheet for site 379 for details on delivery					



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Site Ref	612	Site Name	The Hem Phase II
Site Size	3.51 Ha	Settlement	Telford
PDL	GR	Comment	Site forms part of larger tract of land with Section 7(1) New Towns Act consent for housing. Site forms part of Site H10 allocation in the Telford & Wrekin Local Plan

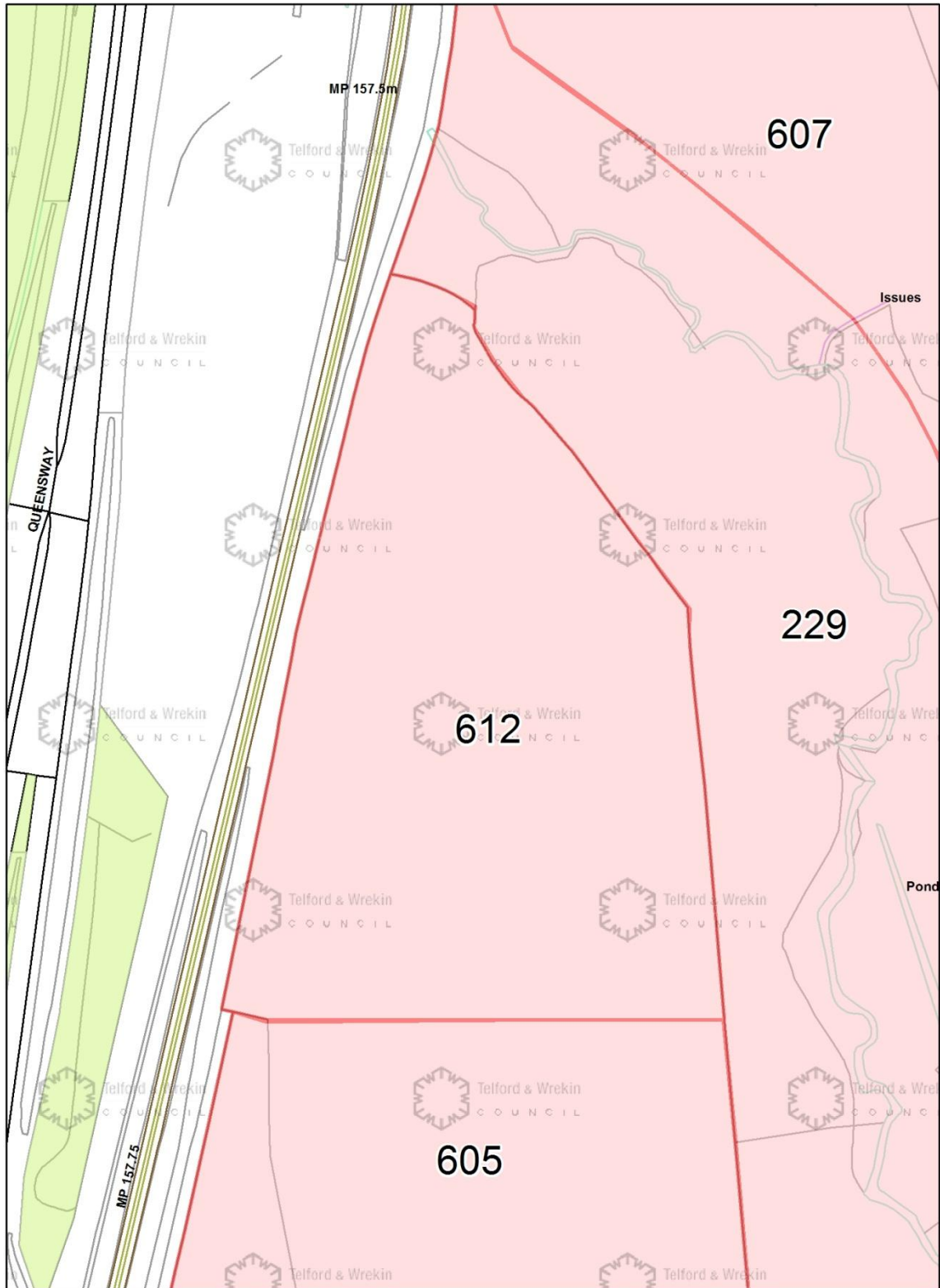
Suitability for housing	
Location	Irregularly shaped site east of Queensway on eastern edge of borough.
Policy considerations	Site has Section 7 (1) consent for housing (T90/0021)
Physical constraints	Connectivity to west difficult for pedestrians. Mining consideration area.
Potential Impacts	Management of housing needs to be considered alongside employment to the south and north.
Amenity impacts	
Overall Suitability	Suitable as part of larger development though density of development likely to be restricted towards the northern end of the site.
Suitability	Suitable

Availability	
Will need detailed research on features and constraints to deliver.	
Availability	Future

Achievability	
There would appear to be little or no constraints on bringing forward the site for development. Site in one ownership.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	-	Net site area (ha)		-		
Density(dph)	-					
Timeframe (dwellings)	0-5 years	-	6-10 years	-	11 years +	-
Comment	See assessment sheet for site 379 for details on delivery					





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Site Ref	613	Site Name	Lawley Village West - Phase II
Site Size	1.099 Ha	Settlement	Telford
PDL	GR	Comment	Site forms part of wider Lawley development Urban location close to Lawley centre benefiting from Section 7 (1) New Towns Act consent for housing

Suitability for housing	
Location	Telford urban area
Policy considerations	Included within Site H17 Housing Allocation; parts of site in historically in Green Network
Physical constraints	Mining consideration area
Potential Impacts	
Amenity impacts	
Overall Suitability	
Suitability	Suitable

Availability	
No known constraints to delivery of housing. Potential to come forward after current stages of Lawley are delivered.	
Availability	Future

Achievability	
No other constraints	
Achievability	1

Housing capacity and phasing						
Net site area	90% at 35 Dph (that is, 0.989 Ha)					
Capacity	25Dph		30Dph		40Dph	
Timeframe	0-5 years		6-10 years		11 years +	
Comment	Potential yield of 34 dwellings					

Estimated site density and timeframe for delivery						
Developable area (%)	90	Net site area (ha)		0.989		
Density(dph)	35					
Timeframe (dwellings)	0-5 years	-	6-10 years	-	11 years +	-
Comment	See assessment sheet for site 379 for details on delivery					



Site Ref	616	Site Name	South Audley Avenue - south residual of 448
Site Size	2.713 Ha	Settlement	Newport
PDL	GR	Comment	Edge of centre site close to retail park and local services

Suitability for housing	
Location	Edge of centre site. Surrounding land (SHLAA site 448) has resolution to grant outline planning permission for 350 homes housing and B1 use subject to a section 106 (reference TWC/2011/0871), approved June 2015. Land to the north of the site has a grain silo which is used to store grain. Land to east in a retail park
Policy considerations	
Physical constraints	Will need access through Site 448.
Potential Impacts	
Amenity impacts	
Overall Suitability	Potentially suitable provided appropriate interfaces with adjacent uses.
Suitability	Suitable

Availability	
No known constraints In terms of availability .	
Availability	Future

Achievability	
Part of the site is in existing commercial use, the other part of the site is greenfield and appears to have little sign of remediation requirements. Need to cross other land for safe access onto public highway.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	80	Net site area (ha)		2.17		
Density(dph)	30					
Timeframe (dwellings)	0-5 years		6-10 years	64	11 years +	
Comment	Any development proposal will need to factor in proximity to grain silo to the north					



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Site Ref	631	Site Name	West of OA Beech Road, Site 3
Site Size	6.066 Ha	Settlement	Telford
PDL	BR/GR	Comment	

Suitability for housing	
Location	Care home site (HFT charity) in extensive grounds
Policy considerations	Green Network (part)
Physical constraints	Minerals consideration area; Listed Building at The Beeches Hospital to the south
Potential Impacts	
Amenity impacts	Additional housing development will need to take account of restricted access on Lincoln Hill
Overall Suitability	Site potentially suitable for more intensive development
Suitability	Suitable

Availability	
Existing care home on site. Might be possible to promote more intensive development in grounds and keep care home in operation	
Availability	Future

Achievability	
No known constraints	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	75	Net site area (ha)		4.55		
Density(dph)	40					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	182
Comment	Site located opposite proposed site allocation H5 (Beeches Hospital). Given that the allocated site is preferred in terms of development within the new plan period (up to 2031), development on this site should not be considered in the short to medium term, unless the local housing market conditions suggest delivery is feasible.					



Site Ref	638	Site Name	Telford Town Centre
Site Size	16.067 Ha	Settlement	Telford
PDL	BR	Comment	

Suitability for housing	
Location	Regularly shaped site close to bus station and other services
Policy considerations	Telford Town Centre (protection of retail uses)
Physical constraints	Minerals consideration area
Potential Impacts	Loss of car parking
Amenity impacts	Consideration needs to be given to proximity to entertainment uses currently in the centre and those proposed elsewhere.
Overall Suitability	Site could be considered for some more intensive high density development (shop top housing or housing above car parks) while protecting the centre's function as the principal shopping destination in the borough
Suitability	Suitable

Availability	
Currently in retail use so land assembly easy but existing retail units in the centre. Planning	
Availability	Future

Achievability	
It would be very difficult to achieve residential development on the site. Would involve the loss of Telford's shopping centre. Some doubts about viability of extended flatted development.	
Achievability	3

Estimated site density and timeframe for delivery						
Developable area (%)	75	Net site area (ha)		12.05		
Density(dph)	75					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	903
Comment	Hypothetically, development could deliver 903 dwellings if the assumptions applied are implemented.					





Site Ref	648	Site Name	Newdale Primary School
Site Size	2.004 Ha	Settlement	Telford
PDL	BR	Comment	

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Suitability for housing	
Location	New school built in 2003 in spacious grounds
Policy considerations	Western half of site formerly identified for housing by New Town Corporation in Wrekin Local Plan. Land beyond school boundary approved for housing for up to 3000 new homes (Lawley Phases 8 and 9).
Physical constraints	
Potential Impacts	Redeveloping site might result in need to replace school facility elsewhere
Amenity impacts	
Overall Suitability	Theoretically suitable given that this site is in an urban area and will benefit from new facilities at Lawley
Suitability	Suitable

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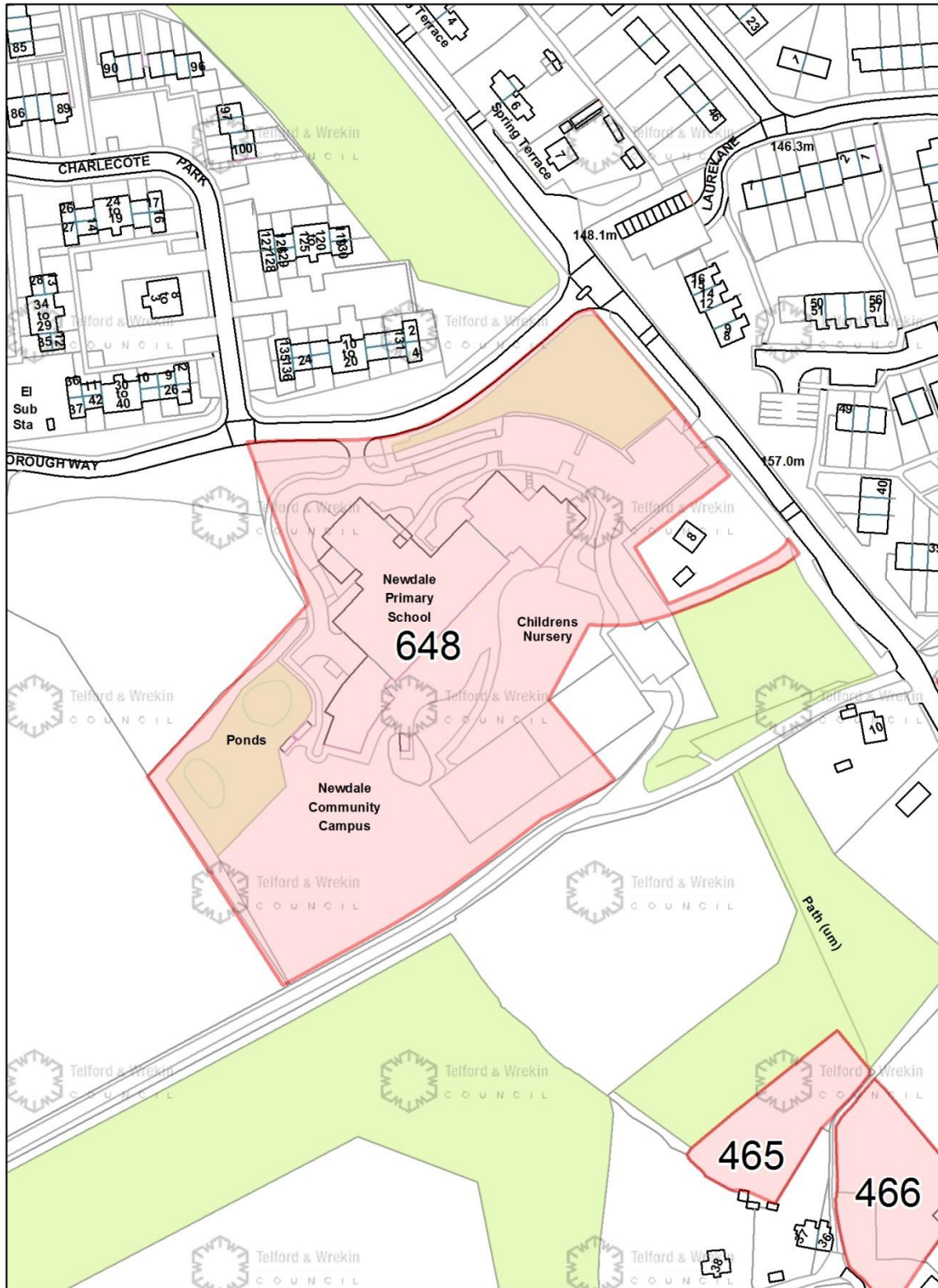
Availability	
Not currently available. Existing school on site	
Availability	Future

Achievability	
School pupils would need to be relocated	
Achievability	3

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Estimated site density and timeframe for delivery						
Developable area (%)	90	Net site area (ha)		1.8		
Density(dph)	35					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	63
Comment	Delivery would be dependent on school reorganisation					





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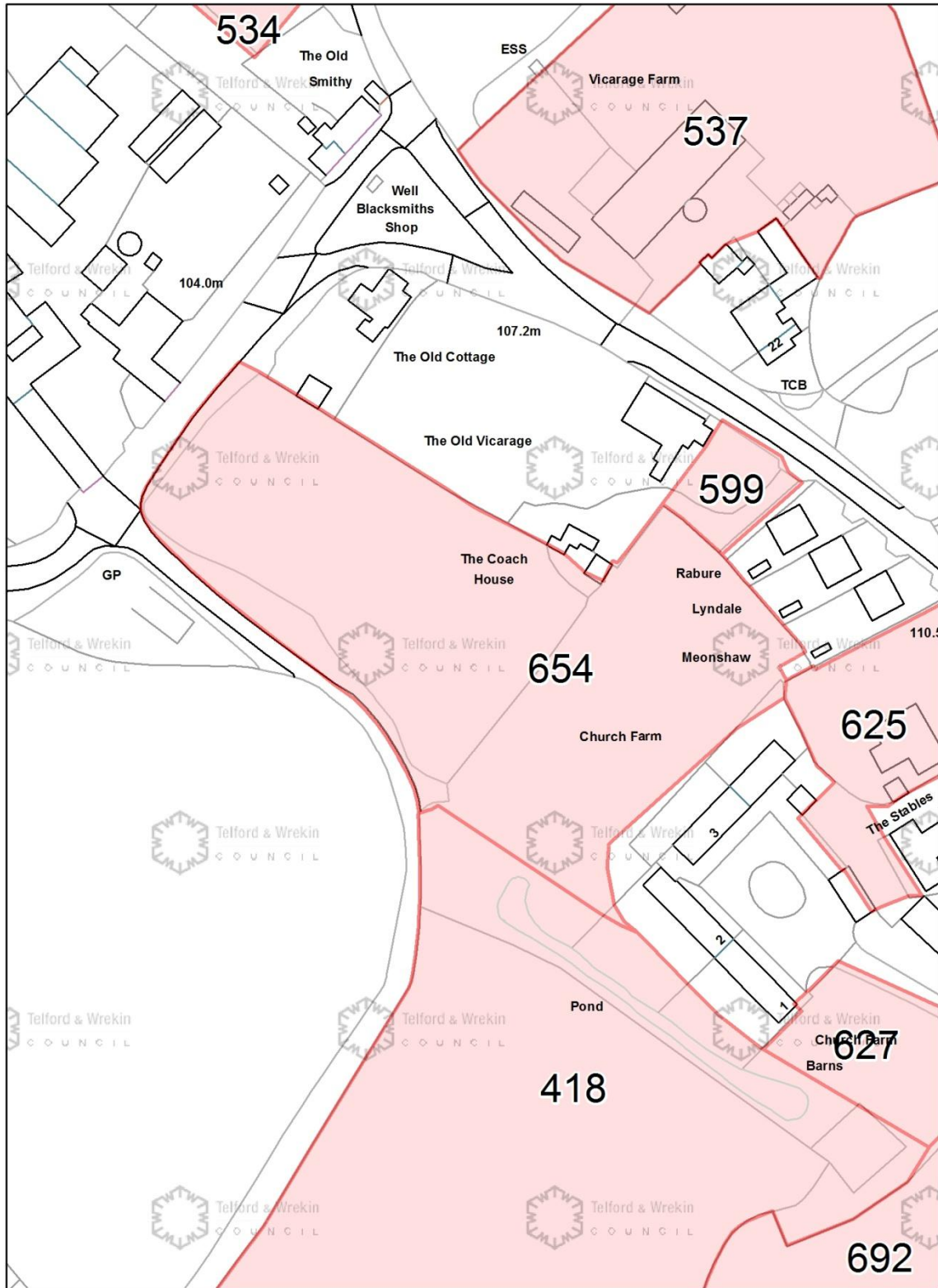
Site Ref	654	Site Name	Land at Wrockwardine Site 2, Wrockwardine
Site Size	0.887 Ha	Settlement	Rural settlement
PDL	GR	Comment	

Suitability for housing	
Location	Field on edge of the village. Limited infrastructure in village
Policy considerations	Conservation Area; Mineral safeguarding area
Physical constraints	Listed buildings to east; land to north covered by TPO
Potential Impacts	Traffic impacts on village streets
Amenity impacts	
Overall Suitability	Potentially suitable for low density development provided it addressed other matters e.g., rural affordability and other heritage challenges
Suitability	Suitable

Availability	
No known constraints in terms of availability	
Availability	Future

Achievability	
There would appear to be little or no constraint to the achievability of development on the site. The site is located within a conservation area and so a scheme would need to be designed sensitively in order to achieve development in this area.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	80	Net site area (ha)		0.71		
Density(dph)	25					
Timeframe (dwellings)	0-5 years		6-10 years	17	11 years +	
Comment						



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Site Ref	655	Site Name	Land North of 3 Golf Links Lane
Site Size	2.983 Ha	Settlement	Telford
PDL	GR	Comment	Site comprises playing fields associated with Ercall Wood Technology College

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Suitability for housing	
Location	South of Wellington market town
Policy considerations	Loss of playing fields (NPPF para 74)
Physical constraints	The access onto Golf Links Lane may affect final yield
Potential Impacts	
Amenity impacts	
Overall Suitability	Theoretically suitable provided assessment undertaken to show open space surplus to requirements or that loss resulting from proposed development would be replaced by equivalent or better provision in a suitable location.
Suitability	Suitable

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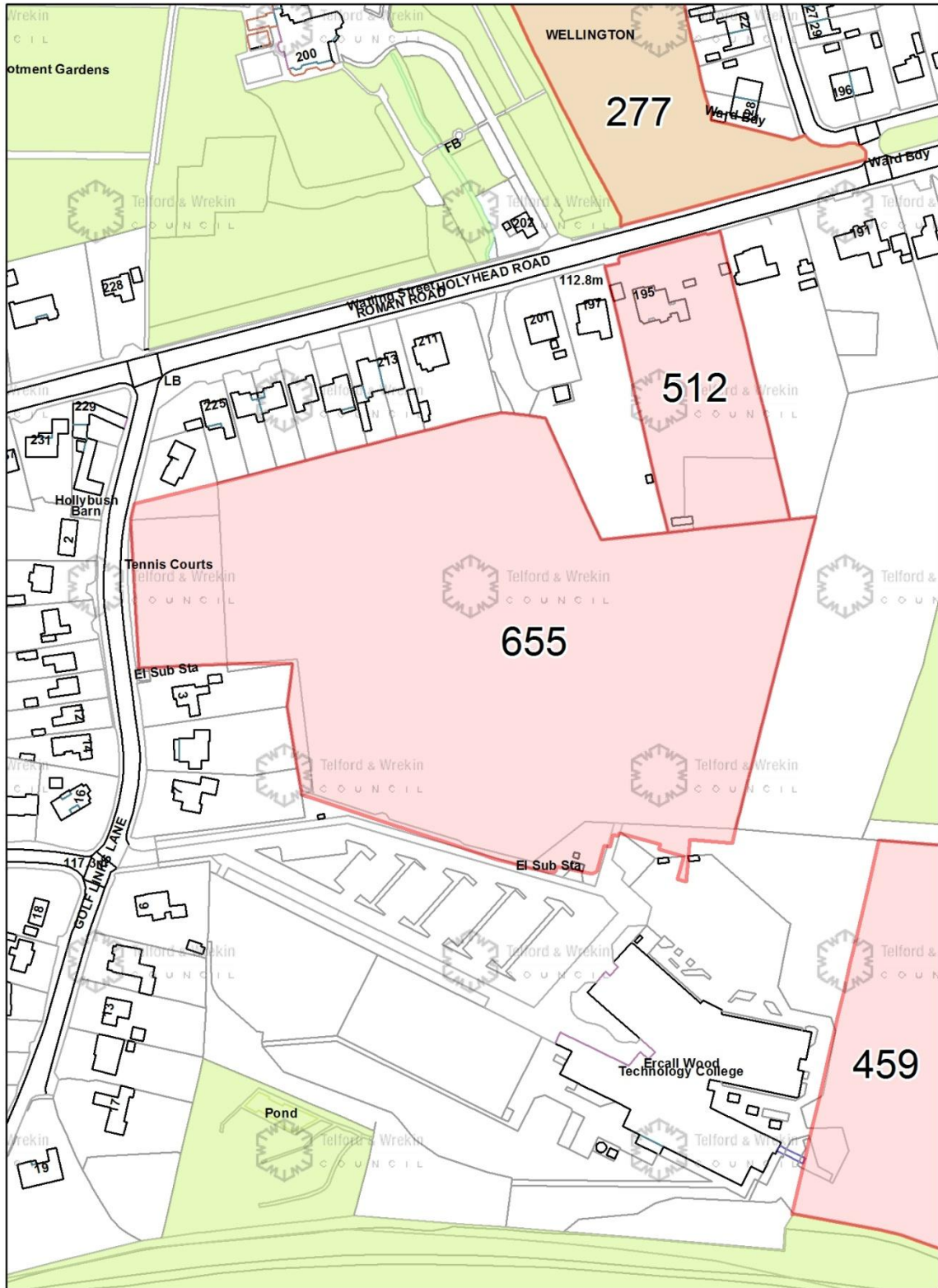
Availability	
No known constraints in terms of availability	
Availability	Now

Achievability	
No known constraints	
Achievability	2

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Estimated site density and timeframe for delivery						
Developable area (%)	65	Net site area (ha)		1.93		
Density(dph)	45					
Timeframe (dwellings)	0-5 years		6-10 years	87	11 years +	
Comment						





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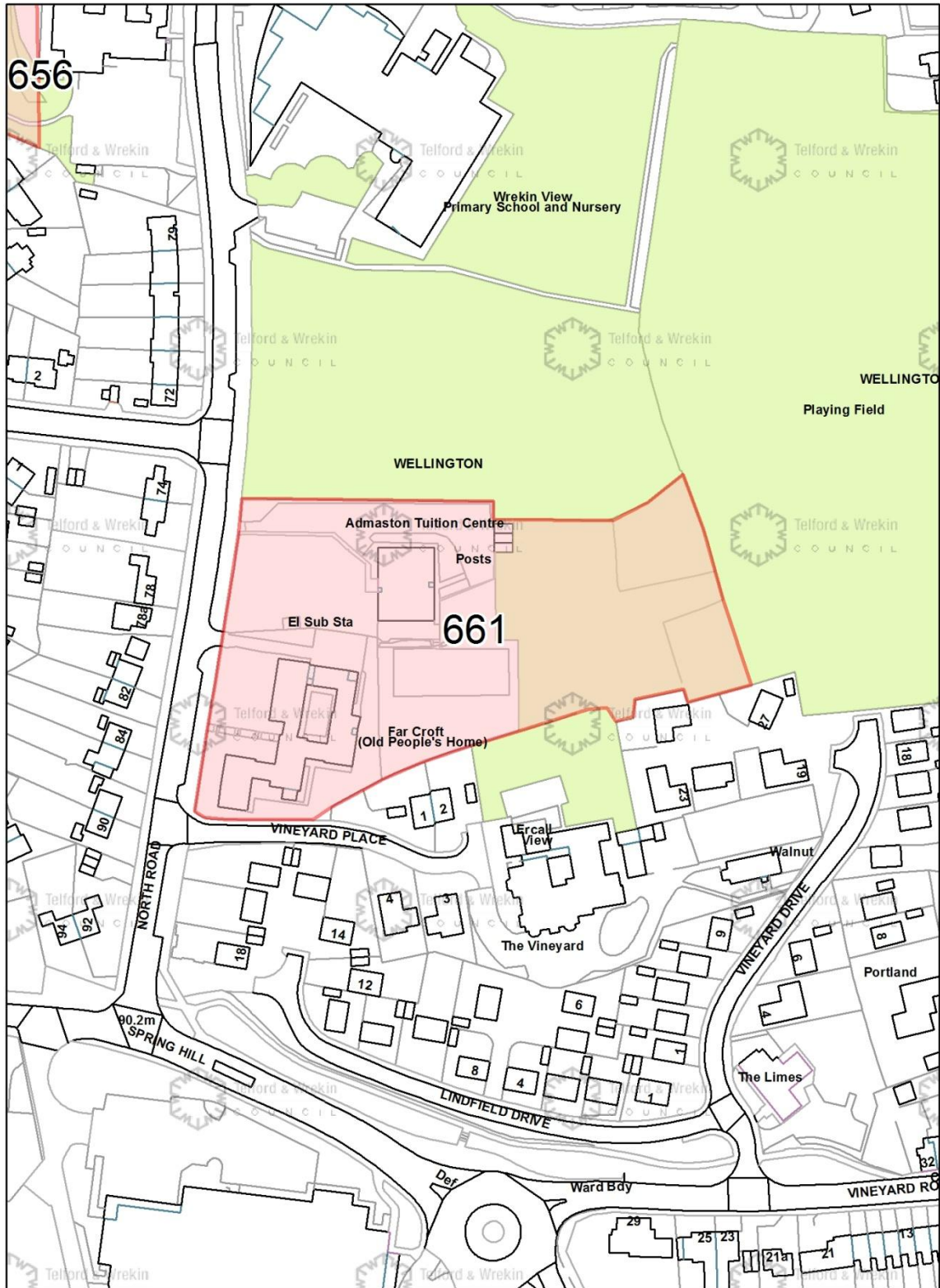
Site Ref	661	Site Name	Land off North Road, Wellington
Site Size	1.267 Ha	Settlement	Telford
PDL	BR	Comment	

Suitability for housing	
Location	Learning centre in spacious grounds
Policy considerations	
Physical constraints	
Potential Impacts	
Amenity impacts	
Overall Suitability	Potentially suitable but may be required to accommodate additional schools provision in Wellington
Suitability	Suitable

Availability	
Vacant site	
Availability	Now

Achievability	
The site is currently used as a pupil referral unit and therefore achieving development on this site will be unlikely.	
Achievability	3

Estimated site density and timeframe for delivery						
Developable area (%)	65	Net site area (ha)		0.82		
Density(dph)	45					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	37
Comment	Any redevelopment would only be acceptable once the PRU on-site was properly dealt with.					



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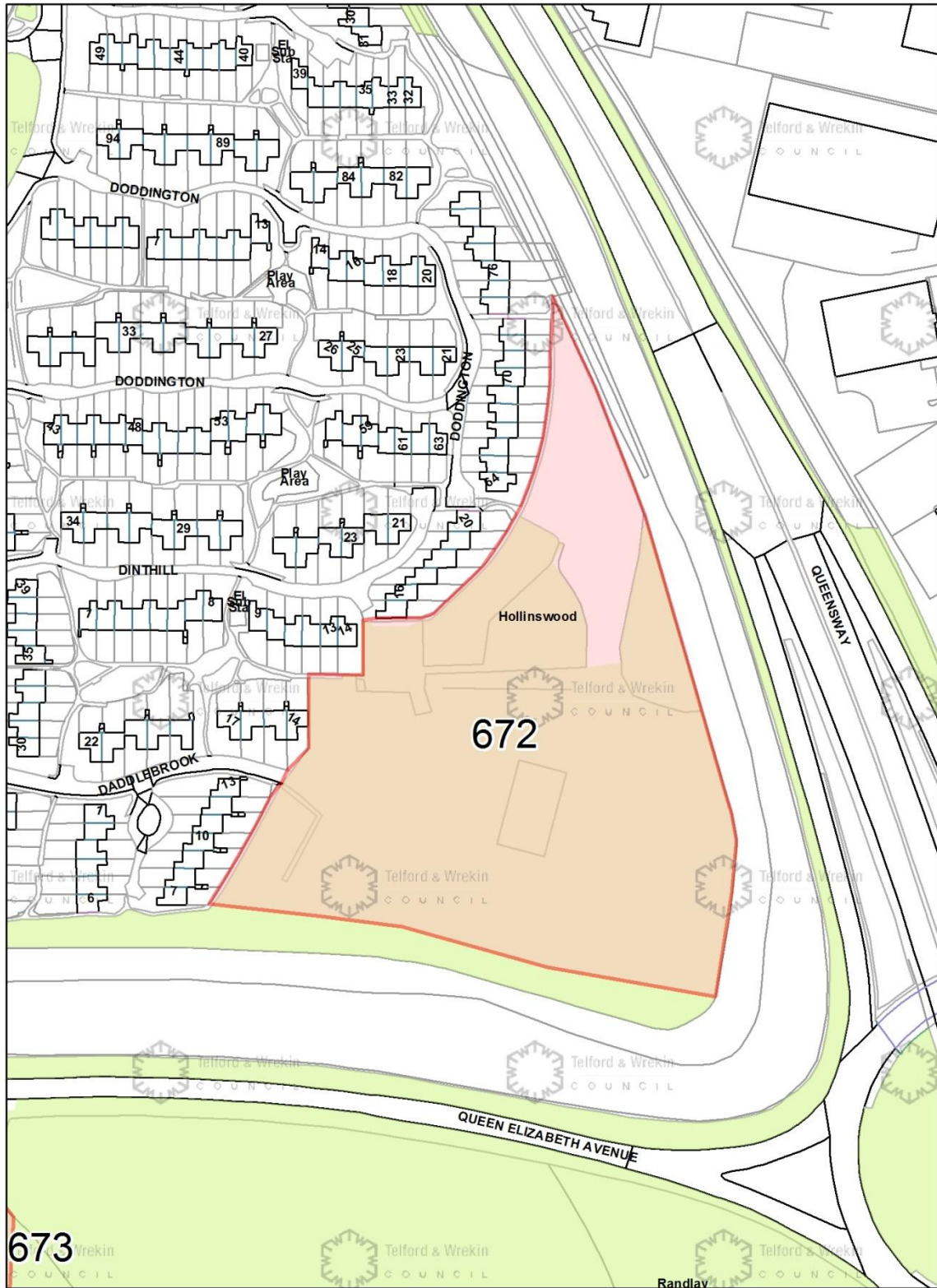
Site Ref	672	Site Name	Land off Dinthill, Hollinswood
Site Size	2.4 Ha	Settlement	Telford
PDL	GR	Comment	Sports field though not identified as a Green Guarantee site

Suitability for housing	
Location	Telford urban area
Policy considerations	Green Network (part). Loss of playing fields only justified if assessment undertaken to show surplus or loss will result in better facilities (NPPF)
Physical constraints	Exposure to noise from A442 (though this area covered by Green Network land status); mining consideration area
Potential Impacts	Potential access issues.
Amenity impacts	
Overall Suitability	Theoretically suitable if loss can be justified
Suitability	Suitable

Availability	
No constraint for use	
Availability	Now

Achievability	
There would appear to be little or no constraints to bringing this site forward for development. Achieving development on the site would result in the loss of a playing field, mitigating this through offsite provision could have implications on the viability of a development scheme.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	75	Net site area (ha)		1.82		
Density(dph)	40					
Timeframe (dwellings)	0-5 years		6-10 years	72	11 years +	
Comment	The site is relatively constraint free based on available information. Nonetheless, the delivery of this site is not straightforward given its location, it's current use, and the likely access issues resulting from any proposal.					



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Site Ref	676	Site Name	Land off Stonebridge Close, Aqueduct
Site Size	0.592 Ha	Settlement	Telford
PDL	GR	Comment	

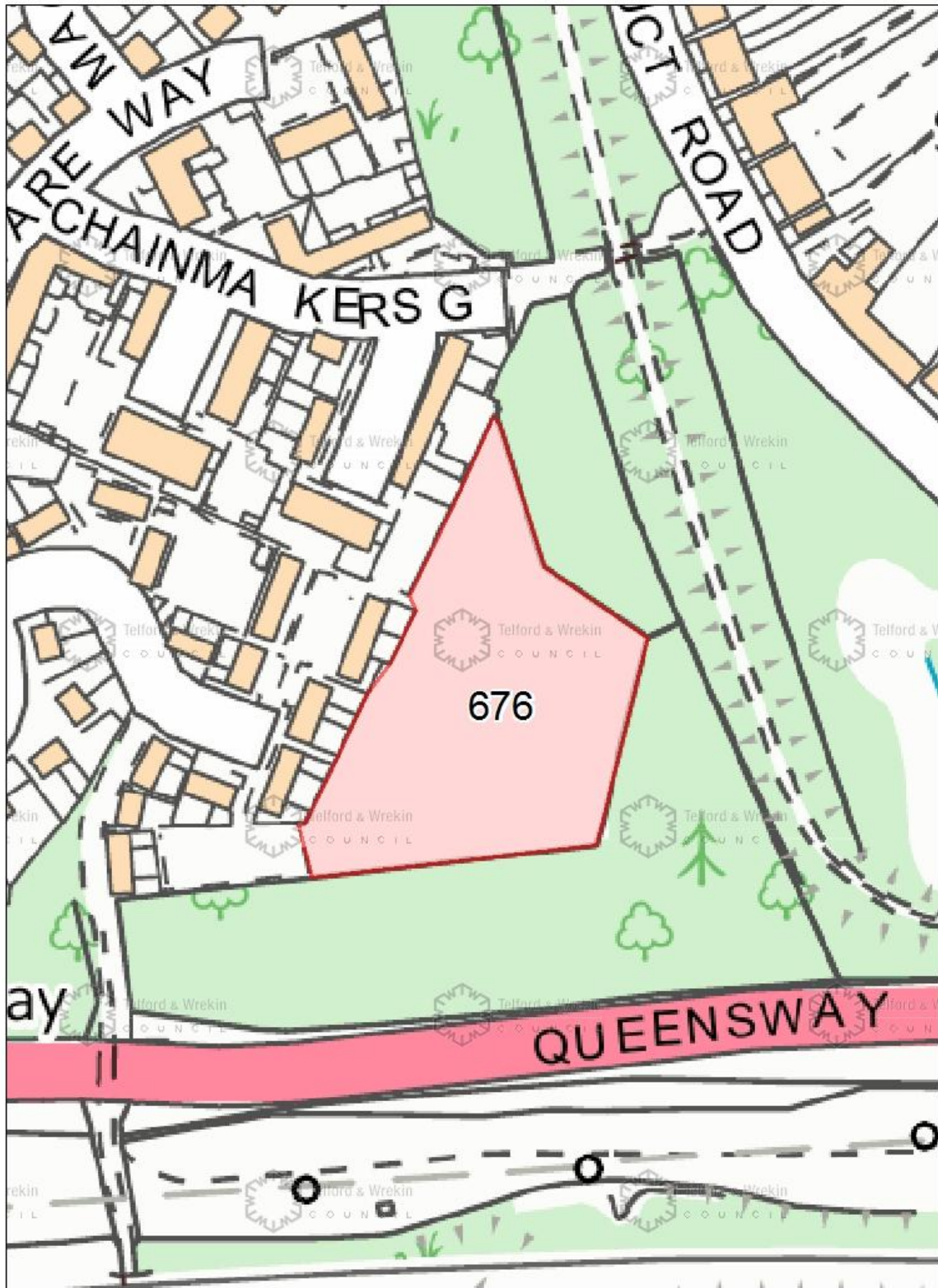
Suitability for housing		
Location	Telford urban area	
Policy considerations	Green Network	
Physical constraints	Access through third party land	
Potential Impacts		
Amenity impacts		
Overall Suitability	Potentially suitable	
Suitability	Suitable	

Availability		
Now		
Availability	Now	

Achievability		
There would be issues with accessing the site and connecting the site to utilities and infrastructure, however there would appear to be little or no other constraints. Access through third party land.		
Achievability	3	

Estimated site density and timeframe for delivery						
Developable area (%)	95	Net site area (ha)		0.56		
Density(dph)	35					
Timeframe (dwellings)	0-5 years		6-10 years		11 years +	19
Comment						





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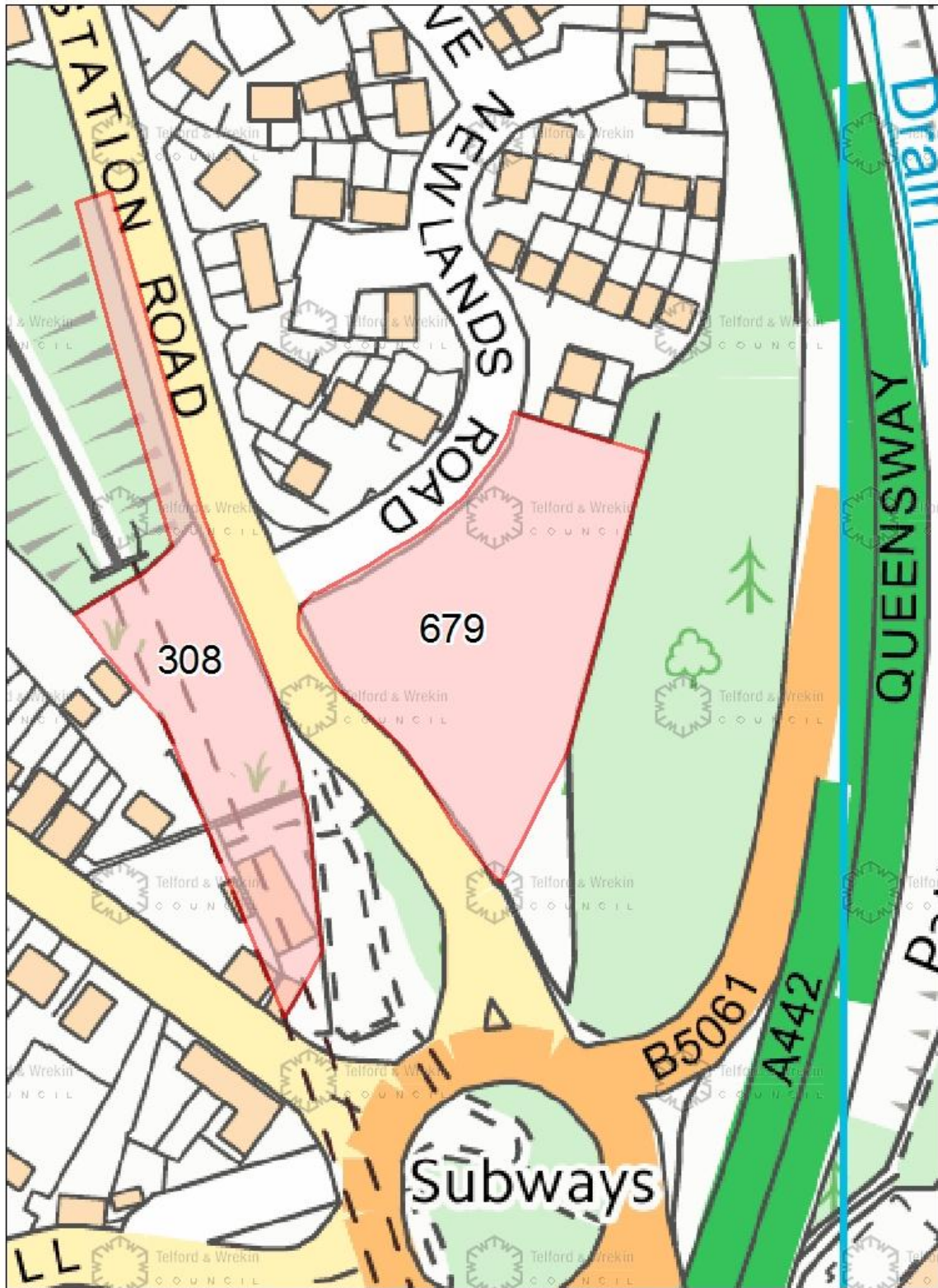
Site Ref	679	Site Name	Land off Newlands Road, Oakengates
Site Size	0.582 Ha	Settlement	Telford
PDL	GR	Comment	

Suitability for housing	
Location	Residual area of open land on former foundry site. Has play equipment. Formed part of planning application reference (W94/0736) for 120 homes. Site had a dwelling on till 1980s (refer application W77/0681).
Policy considerations	
Physical constraints	Mineshaft; former landfill
Potential Impacts	
Amenity impacts	
Overall Suitability	Potentially suitable given proximity to Oakengates District Centre
Suitability	Suitable

Availability	
No known constraints in terms of availability, but any proposal would need, potentially, to address the loss of the existing play area	
Availability	Future

Achievability	
The site is located on top of a former landfill site and so there is likely to be remediation work required in order for development to be achieved on the site.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	70	Net site area (ha)		0.41		
Density(dph)	40					
Timeframe (dwellings)	0-5 years		6-10 years	16	11 years +	
Comment	Any proposal would need, potentially, to address the loss of the existing play area and this may slow down delivery.					



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Site Ref	723	Site Name	Land East of Audley Avenue, Newport
Site Size	2.19 Ha	Settlement	Newport
PDL	GR	Comment	

Suitability for housing	
Location	Newport urban area
Policy considerations	
Physical constraints	TPO on site, Access issues
Potential Impacts	
Amenity impacts	
Overall Suitability	As a site with few constraints in the urban area, the site is considered as potentially suitable. Any scheme would need to mitigate the impact on the protected trees and resolve any access issues.
Suitability	Suitable

Availability	
There are no known availability issues.	
Availability	Future

Achievability	
Would appear to be a brook passing through the site. Would require site levelling and preparatory works to enable housing development. TPOs on site however a site of this size could easily mitigate against this.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	50	Net site area (ha)		1.09		
Density(dph)	30					
Timeframe (dwellings)	0-5 years		6-10 years	32	11 years +	
Comment	Due to issues around access and achievability, the site is not considered to be able to come forward until midway through the plan period.					





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Site Ref	732	Site Name	The Former Phoenix Secondary School
Site Size	8.284 Ha	Settlement	Telford
PDL	BR	Comment	A Local Development Order (LDO) for residential development is being progressed on the site.

Suitability for housing	
Location	Telford urban area
Policy considerations	Residential allocation
Physical constraints	TPO
Potential Impacts	
Amenity impacts	
Overall Suitability	As a site allocated for residential development within the Local Plan, the site is considered suitable for development. Any development would need to mitigate the impact on the protected tree.
Suitability	Suitable

Availability	
The school has been cleared from the site and is now available	
Availability	Now

Achievability	
There would appear to be little or no constraints to bringing this site forward for development. There are mineshafts under the site however a site of this size should be able to have a scheme designed with these in mind.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	70	Net site area (ha)		5.8		
Density(dph)	35					
Timeframe (dwellings)	0-5 years	50	6-10 years	182	11 years +	
Comment	The landowner is actively seeking to dispose of this site through the LDO process. It is assumed that delivery could commence within the next five years. The new local plan identifies the site as a proposed allocation for residential (H7) with indicative capacity of 200 dwellings					



Site Ref	748	Site Name	The Charlton School, Severn Drive, Dothill
Site Size	6.31 Ha	Settlement	Telford
PDL	BR	Comment	The site is allocated as H8 within the Telford & Wrekin Local Plan

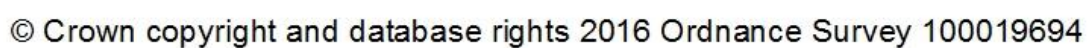
Suitability for housing	
Location	Telford urban area
Policy considerations	Housing site allocation
Physical constraints	Existing buildings on site
Potential Impacts	
Amenity impacts	
Overall Suitability	As a brownfield site, that is allocated within the Telford & Wrekin Local Plan, the site is considered suitable for residential development. Some element of clearance would need to take place on the site.
Suitability	Suitable

Availability	
The school has now vacated the site and therefore it is available for development.	
Availability	Now

Achievability	
The school on the site is still currently in use however is part of the disposal/BSF plan. Development could therefore be achievable in the long term.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	65	Net site area (ha)		4.10		
Density(dph)	40					
Timeframe (dwellings)	0-5 years		6-10 years	164	11 years +	
Comment	In close proximity to a centre, a site that is available now with few constraints, it is considered that the site could come forward early in the plan period. The new local plan identifies the site as a proposed allocation for residential (H8)					





Site Ref	753	Site Name	Matheson House, Grange Central
Site Size	2.847 Ha	Settlement	Telford
PDL	BR	Comment	

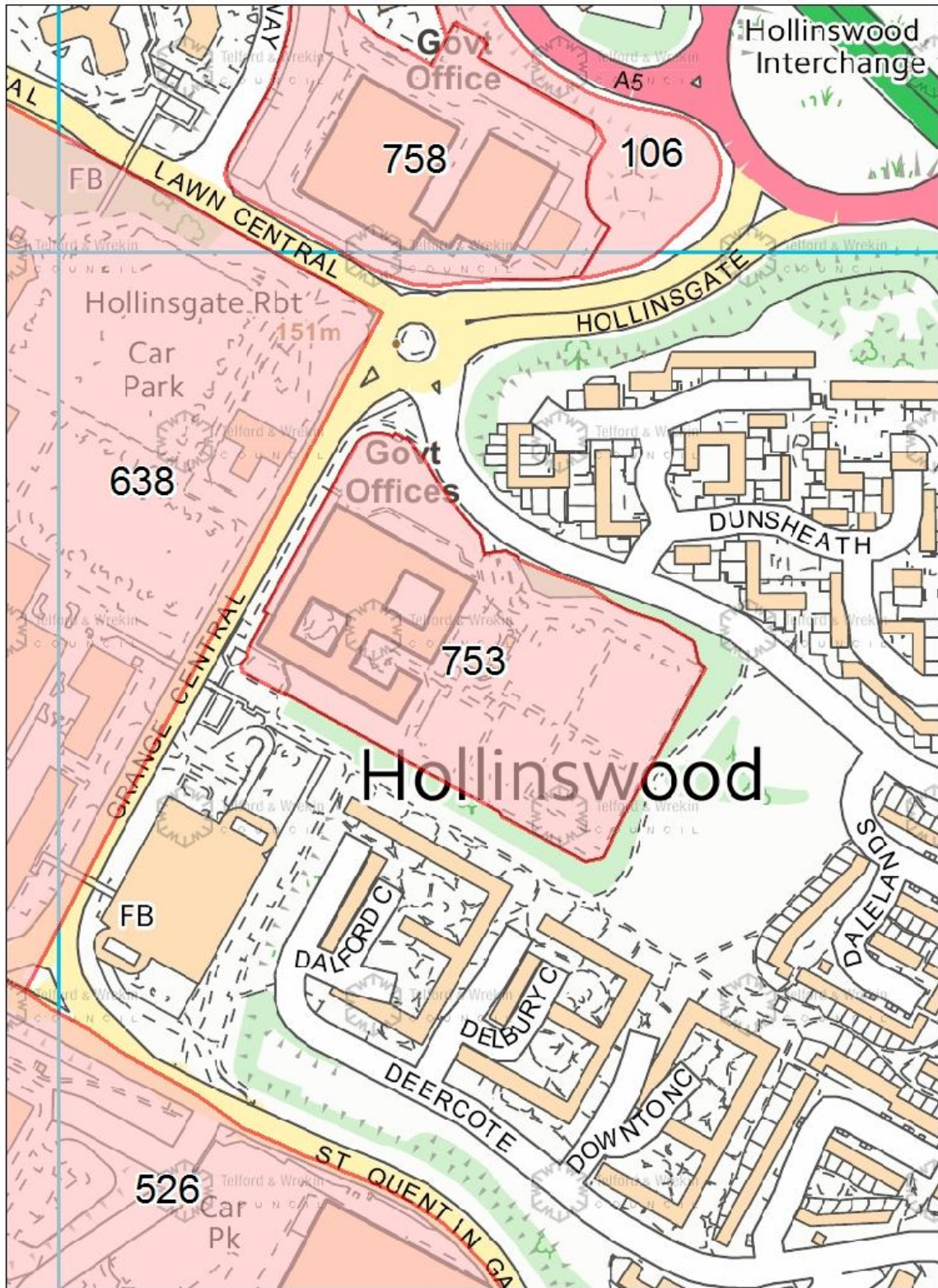
Suitability for housing	
Location	Telford urban area
Policy considerations	Green network on part of the site.
Physical constraints	Mineshafts
Potential Impacts	
Amenity impacts	
Overall Suitability	As a brownfield site in a town centre location, the site has the potential to deliver dwellings.
Suitability	Suitable

Availability	
The site is currently in use as offices and therefore not currently available.	
Availability	Future

Achievability	
The site is currently in commercial use. A significant amount of site clearance would be required to achieve residential development.	
Achievability	3

Estimated site density and timeframe for delivery						
Developable area (%)	75	Net site area (ha)		2.13		
Density(dph)	40					
Timeframe (dwellings)	0-5 years		6-10 years	85	11 years +	
Comment	Whilst the site is in a highly sustainable location, the buildings are currently in office use and so any change of use or redevelopment would be dependent on decisions relating to its future operation as such.					





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Site Ref	759	Site Name	Land at, The Humbers
Site Size	0.831 Ha	Settlement	Telford
PDL	GR	Comment	

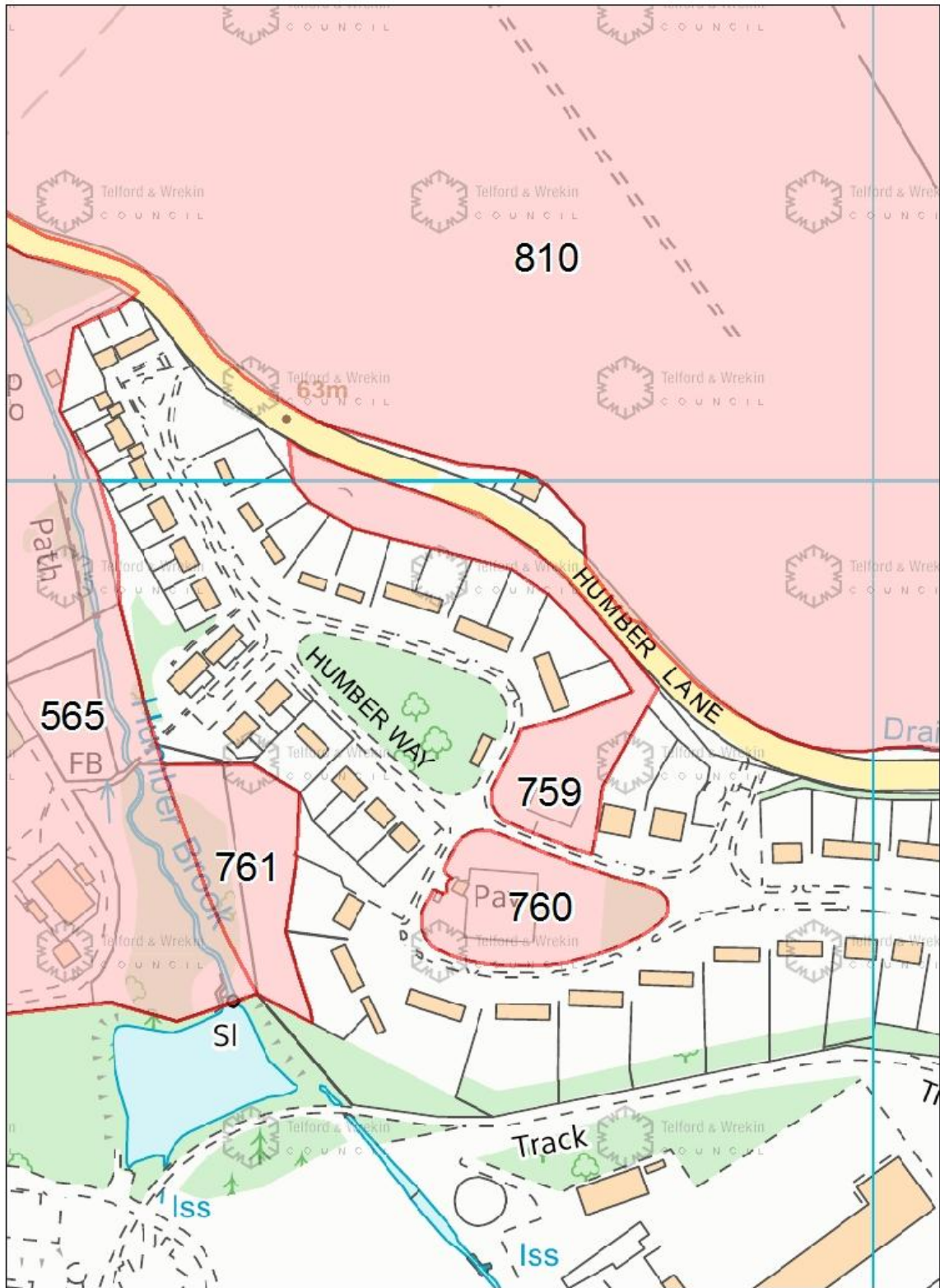
Suitability for housing	
Location	Telford urban area
Policy considerations	
Physical constraints	
Potential Impacts	Existing play area on site
Amenity impacts	
Overall Suitability	As a greenfield site with few constraints in the urban area, the site is considered suitable for development.
Suitability	Suitable

Availability	
The site is currently used as a play area	
Availability	Future

Achievability	
There would appear to be little remediation work required to make the site achievable. The shape of the site could limit the amount of development that could take place on the site.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	40	Net site area (ha)		0.33		
Density(dph)	30					
Timeframe (dwellings)	0-5 years		6-10 years	9	11 years +	
Comment	The matter of the existing play area would need to be resolved prior to any development taking place.					





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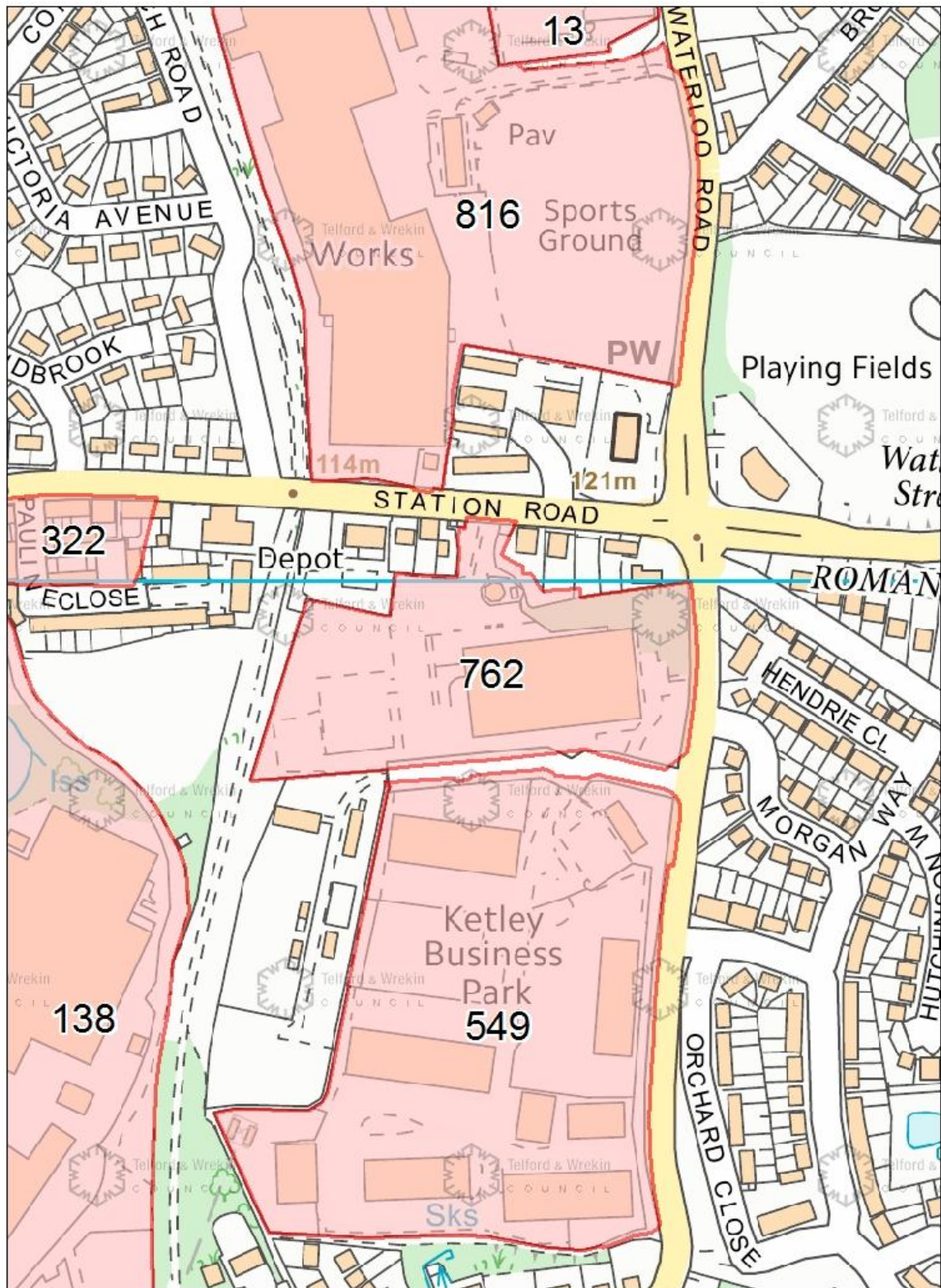
Site Ref	762	Site Name	Shropshire Star, Ketley Business Park, Ketley
Site Size	2.115 Ha	Settlement	Telford
PDL	BR	Comment	

Suitability for housing	
Location	Telford urban area
Policy considerations	Part of the site is green network
Physical constraints	Historic mineshafts on the site, potential contamination from existing uses.
Potential Impacts	
Amenity impacts	
Overall Suitability	As a brownfield site in the urban area, the site is potentially suitable for residential development. Any scheme would need to mitigate the impact on the green network and remediate the mineshafts and any potential contamination.
Suitability	Suitable

Availability	
The site is currently in use by the Shropshire Star newspapers and therefore not currently available.	
Availability	Future

Achievability	
The site is currently in commercial use. A significant amount of site clearance would be required to achieve residential development.	
Achievability	3

Estimated site density and timeframe for delivery						
Developable area (%)	90	Net site area (ha)		1.90		
Density(dph)	40					
Timeframe (dwellings)	0-5 years		6-10 years	76	11 years +	
Comment	Not considered deliverable at this point in time					



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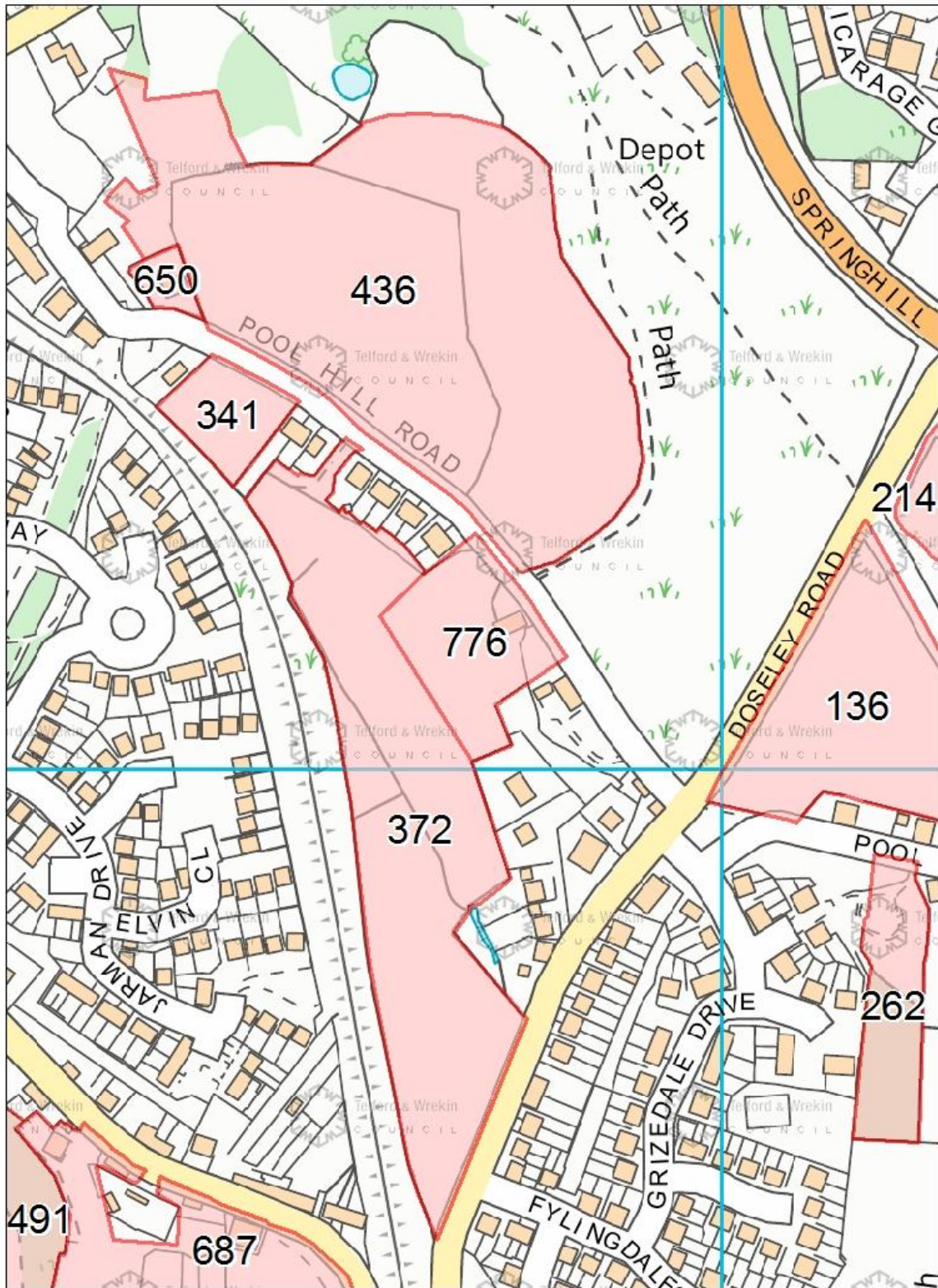
Site Ref	776	Site Name	Plot D, Pool Hill Road, Dawley
Site Size	0.601 Ha	Settlement	Telford
PDL	GR	Comment	Site has previously had outline planning consent.

Suitability for housing	
Location	Telford
Policy considerations	Housing site allocation
Physical constraints	TPO
Potential Impacts	
Amenity impacts	
Overall Suitability	As a site allocated for housing within the Telford & Wrekin Local Plan, the site is considered suitable for housing. Any scheme for development will need to take account of the TPOs on the frontage.
Suitability	Suitable

Availability	
There are no known availability issues.	
Availability	Now

Achievability	
There would appear to be little or no constraints to bringing this site forward for development.	
Achievability	1

Estimated site density and timeframe for delivery						
Developable area (%)	95	Net site area (ha)		0.57		
Density(dph)	40					
Timeframe (dwellings)	0-5 years	22	6-10 years		11 years +	
Comment	Site is part of larger proposed site allocation for residential (H4), alongside SHLAA site 372. The landowner has previously brought forward the site for residential development so there is an ‘in principle’ support for housing on this site					



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Site Ref	803	Site Name	Concrete works, Lightmoor Road
Site Size	2.015 Ha	Settlement	Telford
PDL	BR	Comment	A current outline application for residential development on the site is awaiting determination.

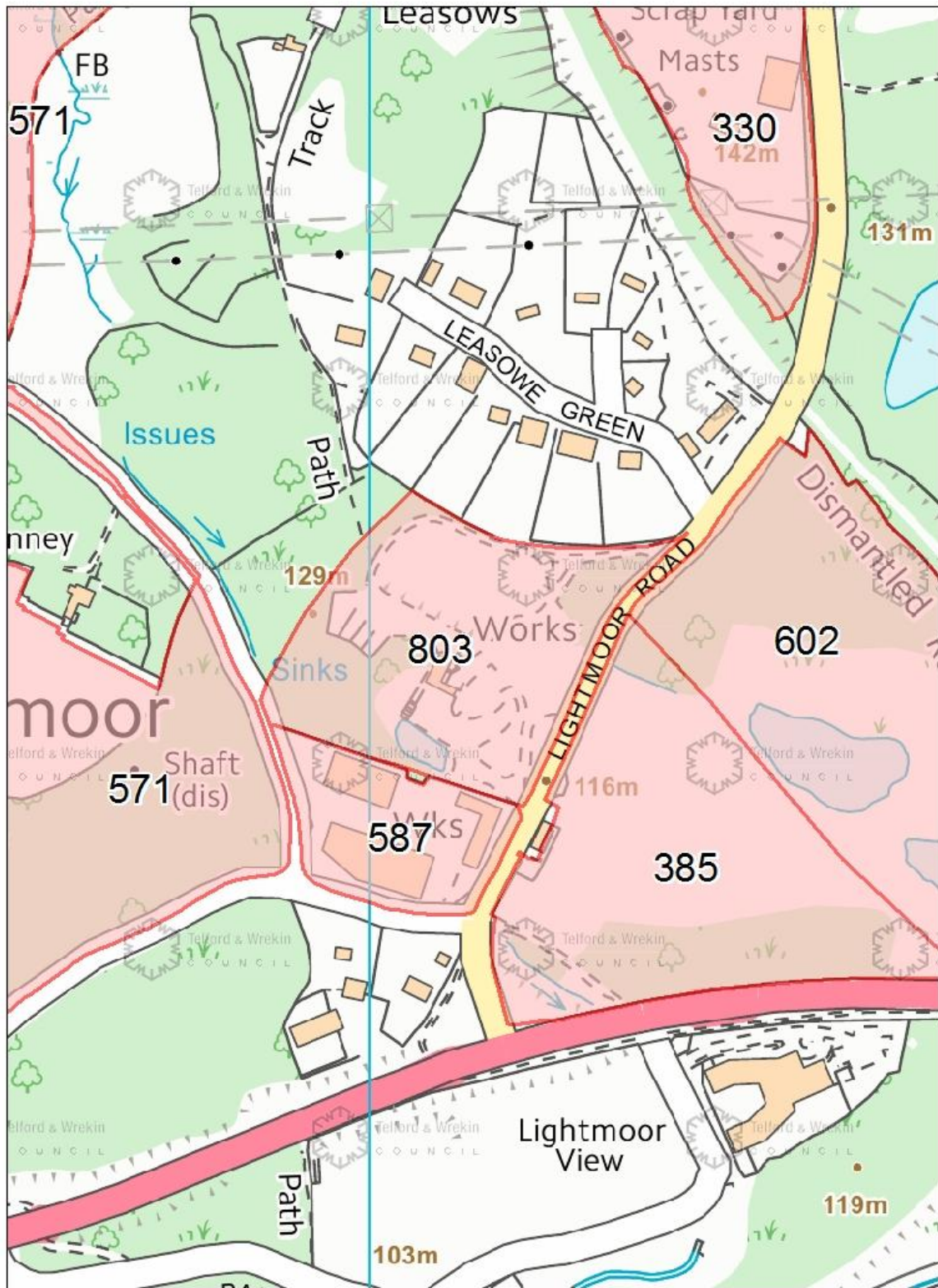
Suitability for housing	
Location	Telford urban area
Policy considerations	Green Network (part of the site)
Physical constraints	As a brownfield site there is the potential for contamination
Potential Impacts	Part of the site is a wildlife site.
Amenity impacts	
Overall Suitability	A portion of the site has environmental constraints that any scheme would need to mitigate. However as a largely brownfield site in the urban area with few constraints, the site is considered suitable.
Suitability	Suitable

Availability	
The current application suggests the site is currently vacant and therefore available now.	
Availability	Now

Achievability	
Currently brownfield hard standing, could be contamination issues relating to previous uses.	
Achievability	2

Estimated site density and timeframe for delivery						
Developable area (%)	75	Net site area (ha)		1.51		
Density(dph)	35					
Timeframe (dwellings)	0-5 years		6-10 years	52	11 years +	
Comment	Due to potential contamination issues, the site is not expected to deliver until midway through the plan period					





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Site Ref	816	Site Name	Aga Rayburn, Waterloo Road, Ketley
Site Size	6.478Ha	Settlement	Telford
PDL	BR	Comment	

Suitability for housing		
Location	Telford built up area.	
Policy considerations	Small portion of the site is green network.	
Physical constraints	Mineshafts, potential contamination from the existing use.	
Potential Impacts		
Amenity impacts		
Overall Suitability	As a brownfield site in the urban area, the site is potentially suitable. Any development would need to remediate mining constraints and ensure that the green network is addressed.	
Suitability Score	Suitable	

Availability		
The site is currently occupied by industrial units.		
Availability Score	Future	

Achievability		
The site is currently an existing employment use and would need to be cleared before construction work could commence. There is potential for contamination.		
Achievability Score	2	

Estimated site density and timeframe for delivery						
Developable area (%)	60	Net site area (ha)		3.89		
Density(dph)	40					
Timeframe (dwellings)	0-5 years		6-10 years	100	11 years +	55
Comment	Current use suggests the site is not deliverable at this point in time					



Site Ref	910	Site Name	Wildwood Development Site, Woodside
Site Size	0.661Ha	Settlement	Telford
PDL	BR	Comment	Site has been cleared under planning application TWC/2010/0803

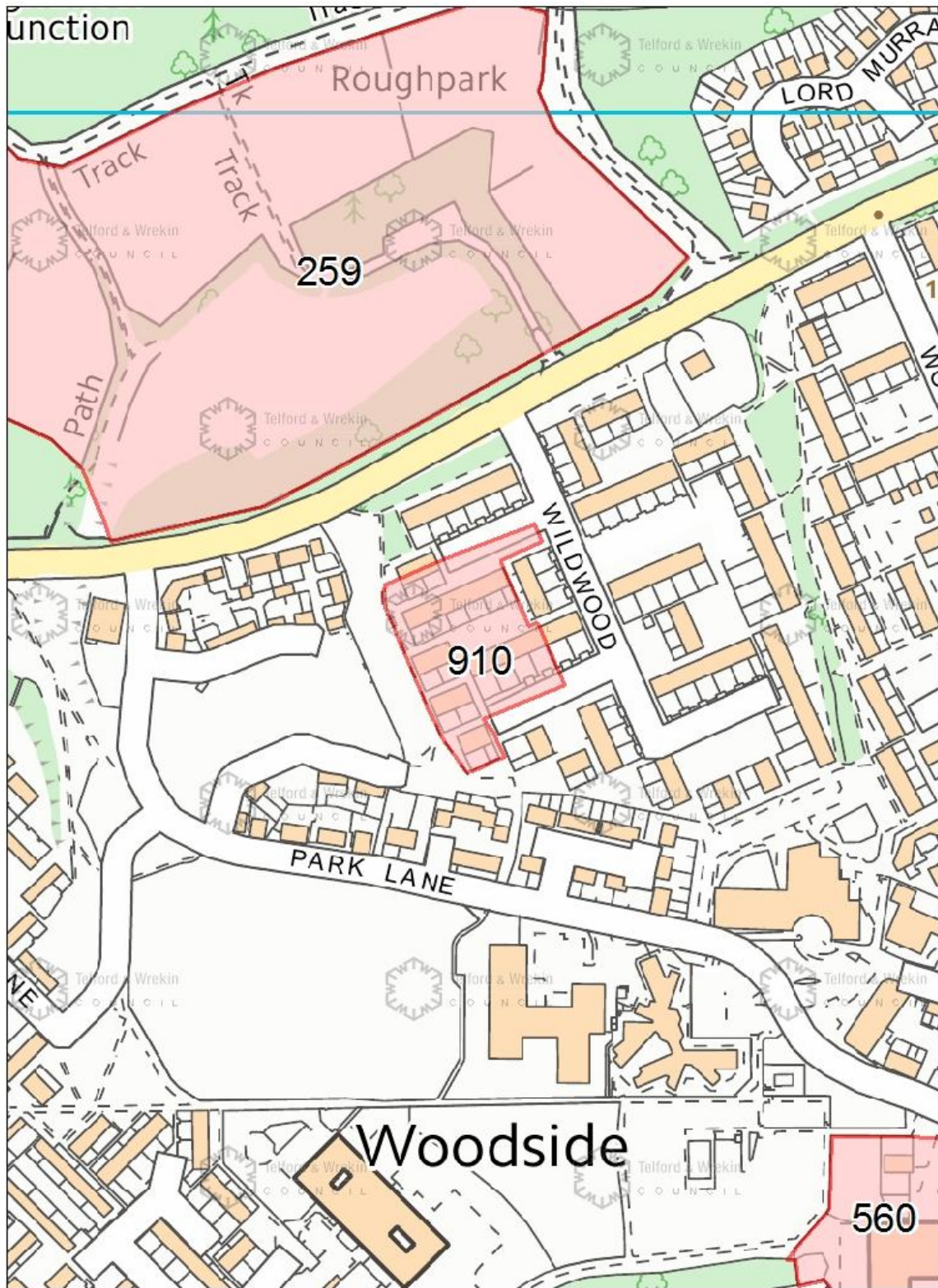
Suitability for housing	
Location	Telford urban area
Policy considerations	
Physical constraints	
Potential Impacts	
Amenity impacts	
Overall Suitability	As a brownfield site within the urban area that previously had several residential units on it. The site is considered suitable.
Suitability Score	Suitable

Availability	
There are no known availability issues.	
Availability Score	Now

Achievability	
There would appear to be little or no significant costs associated with bringing the site forward for development.	
Achievability Score	1

Estimated site density and timeframe for delivery						
Developable area (%)	95	Net site area (ha)		0.63		
Density(dph)	40					
Timeframe (dwellings)	0-5 years	25	6-10 years		11 years +	
Comment	Based on the available evidence, the site is considered to be deliverable					





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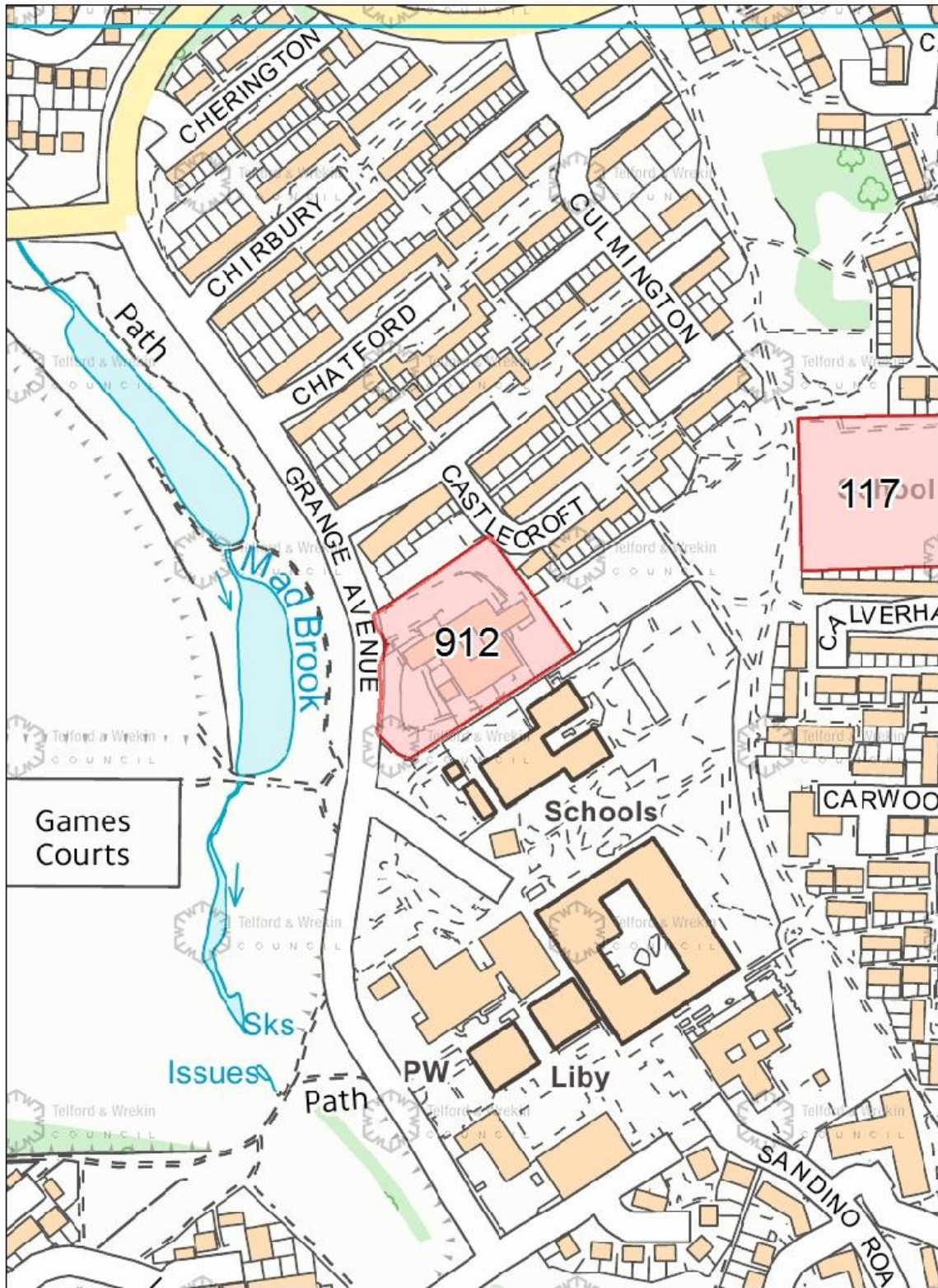
Site Ref	912	Site Name	The Former Swan Centre, Grange Avenue, Stirchley
Site Size	0.708Ha	Settlement	Telford
PDL	BR	Comment	

Suitability for housing	
Location	Telford
Policy considerations	Telford & Wrekin Local Plan Housing Allocation (H9)
Physical constraints	Existing buildings on site
Potential Impacts	Local Nature Reserve in close proximity
Amenity impacts	
Overall Suitability	The site is allocated within the Local Plan to deliver housing and is therefore considered suitable. Any development will need to take into consideration the neighbouring Local Nature Reserve.
Suitability Score	Suitable

Availability	
The site is not currently in use and therefore there are no known constraints to availability.	
Availability Score	Now

Achievability	
The site is located in an area that would not be difficult to connect to existing services with residential properties adjacent. There would need to be an element of clearance before development could take place.	
Achievability Score	2

Estimated site density and timeframe for delivery						
Developable area (%)	86	Net site area		0.60		
Density(dph)	35					
Timeframe (dwellings)	0-5 years		6-10 years	21	11 years +	
Comment	As a developable site within the urban area, it is considered the site can be delivered once it is cleared.					



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