

Telford & Wrekin Local Plan: Examination in Public

Matter 8: Housing Site Allocations

1. The inspector has asked the Council to confirm the methodology it adopted that informed its final schedule of housing allocations¹.
2. The Council has already submitted a detailed methodology covering its approach to its accepting, screening and finalising potential housing sites to be brought forward for allocation (refer Documents J8/TWC and B2b in particular).
3. Appendix 1 sets out the application of the strategic fit criteria.
4. Appendix 2 records how each site performed against these criteria and records the final decision to allocate or not.
5. The two appendices provide a clarification of the relevant planning considerations which explain and justify why the chosen sites were finally and properly allocated ahead of others.
6. All sites advocated by objectors at the EiP Matter 8 Hearing Session scored less than 5 when assessed against the strategic fit criteria under the earlier sieves and had already been sieved out. None of the allocated sites scored less than 5 except at Lawley (SHLAA references 445 and 613). These sites were included for allocation for three exceptional reasons: first, they benefit from section 7(1) New Towns Act consent for housing, a consent that does not time expire; secondly, they are currently located within the Wrekin Local Plan urban area of Telford; and, thirdly, if developed, they will help consolidate the new community at Lawley.

¹ The approach to employment land is covered separately (refer B1a, C1a and C1b and J4/TWC in particular)

Appendix 1 Application of Strategic Fit Criteria

Strategic Fit Criterion	Definitions and Justifications	Planning Assessment
1.Focussing growth on the urban areas of Telford and Newport	Growth is either within, immediately associated/contiguous with or clearly and sustainably connected to the urban areas of Telford or Newport	See definition and justification
2.Protection of strategic green space and valuable landscapes	Protection of designated landscapes, the Green Network and high quality agricultural land (class 1, 2 or 3a).	Is the site within designated landscapes, the Green Network and high quality agricultural land (class 1, 2 or 3a)
3.Sustaining and enhancing local urban centres	Development should be close proximity and well connected to a Local, District, or Town Centre or located in a Market Town.	Is the site within reasonable walking distance (within 800m) of a Local, District or Town Centre or Market Town
4.Promote sustainable urban extensions	Be of sufficient scale and critical mass to deliver comprehensive social, economic and environmental infrastructure being well connected to existing development	Can the site contribute to creating SUE's, including access to a range of facilities and when developed at appropriate densities.
5.Supports the strategic employment areas/eastern arc	Adopting an approach which locates homes closer to jobs and facilities greater opportunity for the promotion of sustainable transport patterns	Is the site within reasonable walking distance (within 400m) of a strategic employment area
6.Supports areas of social deprivation	Supporting development that contributes to the regeneration of Target Intervention Areas	Is the site in or immediately adjacent to a TIA?
7.Maximises opportunity for infrastructure investment	Locating development in areas which can harness existing commitments to invest in infrastructure from the LEP, HCA and other investors in the borough	See definition and justification
8.Responds to the availability of public land	Development that assists in the provision of social and education infrastructure helps protect public services and can demonstrate good stewardship of public assets and resources	Is the site owned by Telford & Wrekin Council or the Homes and Communities Agency
9.A balanced provision which is complimentary with existing commitments	To produce a balanced distribution of development in the borough. Areas with sufficient commitment such as the Rural Area are therefore excluded.	Is the site in an urban area or on the urban fringe

Strategic Fit Criterion	Definitions and Justifications	Planning Assessment
10.Harnesses connections especially main highways, cycleways, footways and public transports corridors.	Locating development where it is well connected to existing infrastructure and exploits proximity to sustainable transport modes.	Is the site within 20m buffer of a strategic highway network?

Appendix 2 Planning considerations for sites to be allocated for housing

SHLAA Ref	SHLAA address	SF Score	PLANNING CONSIDERATIONS	Result
144	Land South of New Trench Road, Donnington Farm	8	some loss of greenfield land, preferred distribution for growth, could form part of a larger allocation, portion of the site covered by higher risk flood zones, however the area covered does not prevent development coming forward and is outweighed by other benefits, capable of being delivered during the plan period.	Allocate
386	Woodhouse, Priorslee	7	some loss of greenfield land, preferred distribution for growth, could form part of a larger allocation, portion of the site covered by higher risk flood zones, however the area covered does not prevent development coming forward and is outweighed by other benefits, capable of being delivered during the plan period.	Allocate
255	Overspill Car Park, Madeley	7	previously-developed site within Telford, main sewer for the southern part of Telford runs through the site. Would require major civil engineering works, issues with viability during the plan period.	Not allocate
280	Land rear Furnace Lane, Donnington	7	some loss of greenfield land, site located within Telford, currently used as playing field and likely to continue during the plan period.	Not allocate
326	West Southwater, Telford Centre	7	previously-developed site within Telford close to borough's main centre, the site is currently operating as a retail use, unlikely to be brought forward during the Plan period.	Not allocate
401	Land adjacent to Wellington Road, Donnington	7	previously-developed site within Telford, currently used as a scout hut and community room likely to continue during the Plan period.	Not allocate
482	Land at Station Road, Donnington	7	some loss of greenfield land, preferred distribution for growth, could form part of a larger allocation, portion of the site is covered by higher risk flood zones, however the area covered does not prevent development coming forward and is outweighed by other benefits that the site will deliver, site capable of being delivered during the plan period.	Allocate
504	Donnington Farm	7	some loss of greenfield land, preferred distribution for growth, could form part of a larger allocation, portion of the site is covered by higher risk flood zones, however the area covered does not prevent development coming forward and is outweighed by other benefits that the site will deliver, site capable of being delivered during the plan period.	Allocate

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508	Land at 'The Humbers'	7	some loss of greenfield land, preferred distribution for growth, could form part of a larger allocation, portion of the site is covered by higher risk flood zones, however the area covered does not prevent development coming forward and is outweighed by other benefits that the site will deliver, site capable of being delivered during the plan period.	Allocate
668	Land at Trench Road, Trench	7	some loss of greenfield land, site located within Telford, currently used as a playing field likely to continue during the plan period.	Not allocate
677	Land off Concord, Dawley Bank	7	some loss of greenfield land, currently used as a community woodland and open space likely to continue during the plan period.	Not allocate
378	West of OA BEECH ROAD Site 1	7	Site is identified in the Madeley Neighbourhood Plan as a residential allocation (NDP made in March 2015).	Allocated in Neighbourhood Plan
95	Hall Park car park off Hall Park Way	6	previously-developed site adjacent to surrounding retail and employment uses likely to continue during the plan period.	Not allocate
117	Lord Silkin School/Three Oaks Primary School	6	Has planning permission for residential development, granted November 2013	Not allocate
125	Blessed Robert Johnson Phase II, off Whitchurch Drive	6	some loss of greenfield land, surplus to requirements because of school redevelopment, would deliver benefits from re-investment back into the BSF programme, site located within Telford on the edge of Wellington town centre, capable of being delivered during the plan period	Allocate
197	Land off Wombridge Road, Wombridge	6	some loss of greenfield land, site located within Telford, not likely to deliver a significant amount of housing due to size and shape so not considered for allocation.	Not allocate
199	Land east of St.Georges	6	previously-developed site within Telford, mining legacy and established tree mound on site, means delivery uncertain during the plan period.	Not allocate

SHLAA Ref	SHLAA address	SF Score	PLANNING CONSIDERATIONS	Result
200	Land off The Nabb	6	previously-developed site within Telford, mining legacy means delivery uncertain during the plan period.	Not allocate
220	Car park off Stirchley Avenue	6	Has planning permission for residential development, granted March 2015	Not allocate
306	Central car park Stafford Road, Oakengates	6	previously-developed site within Telford, currently in use as car park in Oakengates district centre and likely to continue during the plan period	Not allocate
324	Town Centre 7, Southwater Way	6	previously-developed site within Telford on edge of Telford town centre, part of wider outline planning consent, has not been implemented, little prospect of being delivered during plan period	Not allocate
325	Rampart Way	6	some loss of greenfield land, site located on edge of Telford town centre, suitable for a mix of uses not just residential uses, site also situated in close proximity to the strategic highway network raising issues of residential amenity	Not allocate
356	Bus Depot, Vineyard Road, Oakengates	6	previously-developed site within Telford on edge of Wellington district centre, comprises existing commercial use	Not allocate
372	Plot D, Pool Hill Road, Dawley	6	previously-developed site within Telford, opportunity for smaller builder to progress development as part of a range of sites, development would support the regeneration of Dawley district centre.	Allocate
375	Beeches Hospital	6	previously-developed site within Telford, greenspace associated with the site, derelict site on the edge of the World Heritage Site, opportunity to bring back into effective use a historic asset, site would set a clear direction for the future development of the asset.	Allocate
396	Car Park off Trench Road	6	previously-developed site (in part) within Telford, currently used as a private car park with part in use as playing fields and likely to continue during the plan period.	Not allocate
488	Old Park 2, Colliersway	6	previously-developed site within Telford, site is allocated in Central Telford Area Action Plan, in close proximity to the Telford town centre, capable of being delivered during the plan period.	Allocate
514	Madeley Academy	6	previously-developed site within Telford, development would support the regeneration of Madeley district centre, would deliver benefits from re-investment back into the BSF	Allocate

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			programme.	
595	Farm land north of Admaston Village	6	landlocked site; some loss of greenfield land; outside Telford development boundary	Not allocate
603	Land adjacent to The Beeches Hospital	6	some loss of greenfield land, adjacent site considered more appropriate as an allocation given the likely benefits, no need to include this site as an allocation during the plan period.	Not allocate
661	Land off North Road, Wellington	6	some loss of greenfield land, some uncertainties regarding future use of the site, could form part of future expansion of Wrekin View Primary School.	Not allocate
679	Land off Newlands Road, Oakengates	6	previously-developed site within Telford, unlikely to deliver significant amount of new housing, given likely constraints resulting from historic uses.	Not allocate
732	The Former Phoenix Secondary School	6	previously-developed site (with associated playing fields) within Telford, development would support regeneration of Dawley district centre, development would deliver benefits from re-investment back into the BSF programme, capable of being delivered during the plan period	Allocate
748	The Charlton School, Severn Drive, Dothill	6	previously-developed site (with associated playing fields) within Telford, development would support the regeneration of Dawley district centre, would deliver benefits from re-investment back into the BSF programme, capable of being delivered during the plan	Allocate

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			period.	
776	Plot D, Pool Hill Road, Dawley	6	some loss of greenfield land, development would support the regeneration of Dawley district centre, opportunity for smaller builders to progress development. Capable of being delivered during the plan period	Allocate
910	Wildwood Development Site, Woodside	6	previously-developed site within Telford, other sites preferred in the southern part of Telford	Not allocate
912	The Former Swan Centre, Grange Avenue, Stirchley	6	previously-developed site within Telford, surplus land because of school redevelopment, would deliver benefits from re-investment back into the BSF programme, opportunity for smaller builder to progress development, development would support the regeneration of Stirchley district Centre, capable of being delivered during the plan period.	Allocate
160	Playing Field at Hills Lane	6	some loss of greenfield land, site located within Telford, site currently used as a playing field likely to continue during the plan period.	Not allocate
605	The Hem Phase I	5	some loss of greenfield land, site located within the existing development boundary of Telford, close proximity to employment at Halesfield and T54 and areas in need of regeneration to the west (Brookside), site could form part of a larger allocation, could deliver significant new housing in the southeast of the borough, portion of the site is covered by higher risk flood zones, however the area covered does not prevent development coming forward, and other benefits that the site will deliver, site capable of being delivered during the plan period.	Allocate
607	The Hem Phase IV	5	some loss of greenfield land, site located within the existing development boundary of Telford, close proximity to employment at Halesfield and T54 and areas in need of regeneration to the west (Brookside), site could form part of a larger allocation, could deliver significant new housing in the southeast of the borough, portion of the site is covered by higher risk flood zones, however the area covered does not prevent development coming forward, and other benefits that the site will deliver, site capable of being delivered during the plan period.	Allocate
608	The Hem Phase III	5	some loss of greenfield land, site located within the existing development boundary of Telford, close proximity to employment at Halesfield and T54 and areas in need of regeneration to the west (Brookside), site could form part of a larger allocation, could	Allocate

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			deliver significant new housing in the southeast of the borough, portion of the site is covered by higher risk flood zones, however the area covered does not prevent development coming forward, and other benefits that the site will deliver, site capable of being delivered during the plan period.	
612	The Hem Phase II	5	some loss of greenfield land, site located within the existing development boundary of Telford, close proximity to employment at Halesfield and T54 and areas in need of regeneration to the west (Brookside), site could form part of a larger allocation, could deliver significant new housing in the southeast of the borough, portion of the site is covered by higher risk flood zones, however the area covered does not prevent development coming forward, and other benefits that the site will deliver, site capable of being delivered during the plan period.	Allocate
3	Rear of Swan Hotel, Watling Street, Wellington	5	previously-developed site within Telford, has a number of well-established commercial operations and likely to continue during the plan period.	Not allocate
26	Land adjacent to The Fields Bungalow	5	existing residential curtilage within the built-up area of Telford, access issues identified that could affect deliverability during the plan period	Not allocate
63	Land at Old Park Roundabout	5	some loss of greenfield land, located within Telford but close to highway network could impact on deliverability, other sites in central part of Telford are preferred.	Not allocate
65	Land off Majestic Way, Aqueduct	5	some loss of greenfield land, development would support the nearby local centre and other community facilities, offers opportunities for smaller builders to progress development, capable of being delivered during the plan period.	Allocate
69	Land at Okehampton Road	5	some loss of greenfield land, currently in use as a publicly-accessible local park.	Not allocate
105	Rampart Way North	5	previously-developed site within Telford, northern part in use as hotel, southern part is a grassed mound problematic to build out during the plan period.	Not allocate
106	Rampart Way South	5	some loss of greenfield land, site located within Telford close to the town centre, only viable as a development site if borough forward alongside adjacent land currently in employment use.	Not allocate

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112	Stirchley Avenue B, Randlay	5	some loss of greenfield land, site located within Telford, site is part of a well-established green space.	Not allocate
118	Sutherland School Gibbons Road	5	previously-developed site (with playing fields) within Telford, would deliver benefits from re-investment back into the BSF programme, capable of being delivered during the plan period.	Allocate
128	Land at Mossey Green, Ketley Bank	5	previously-developed site within Telford, small site that could be delivered by smaller builders, lapsed planning permission for residential suggests there are issues regarding deliverability during the plan period	Not allocate
130	Priorslee East E Phase I, Gatcombe Way	5	site has planning permission - permission renewed in 2014.	Not allocate
136	Plot E, Doseley Road, Pool Hill, Horsehay	5	some loss of greenfield land, site located within Telford, other sites preferred in this part of south Telford.	Not allocate
153	Land North of Shawburch Roundabout	5	some loss of greenfield land, site located on fringe of Telford, alternative use considered more appropriate on this site (employment) during the plan period given location and lack of similar employment sites elsewhere.	Not allocate
156	East of Dale Acre Way	5	some loss of greenfield land, site located within Telford, site currently used as a playing field likely to continue during the plan period.	Not allocate
157	Playing Fields south of Wrockwardine Way	5	some loss of greenfield land, site located within Telford, currently used as playing fields likely to continue during the plan period.	Not allocate
164	Land adjacent to Teagues Bridge Primary School,	5	previously-developed site within Telford, site is relatively isolated with limited access.	Not allocate

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	Capewell Road			
175	Wrekin Road car park Victoria Road, Wellington	5	previously-developed site within Telford, site currently in use as a public car park in Wellington and likely to continue during the plan period.	Not allocate
185	Land west of Wellington Road, Admaston	5	some loss of greenfield land, site forms a registered village green.	Not allocate
188	Land north of Coney Way Green, Dothill	5	some loss of greenfield land, site has limited access.	Not allocate
189	Land off Grainger Drive	5	some loss of greenfield land, small site forms part of the incidental open space within Telford	Not allocate
190	Land off Barnes Drive	5	some loss of greenfield land, small site forms part of the incidental open space within Telford.	Not allocate
195	Land off Capewell Road	5	previously-developed site within Telford, small site forms part of the incidental open space within Telford.	Not allocate
214	Land south of Springhill Road	5	Site is currently in use as an established playing field and likely to continue during the plan period.	Not allocate
224	Land off Snedshill Way	5	Has planning permission for residential development, granted September 2014	Not allocate
233	West of Ironbridge Road	5	previously-developed site within Telford, is heavily sloping, raises issues regarding its deliverability.	Not allocate

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244	South John Fletcher Junior School Legges Way	5	some loss of greenfield land, site is heavily sloping, with relatively poor access, raising issues regarding its deliverability.	Not allocate
257	North Broad Meadow, Madeley	5	some loss of greenfield land, site is part of known biodiversity interest (proposed LNR)	Not allocate
259	North Woodside Avenue	5	some loss of greenfield land, site is part of known biodiversity interest (proposed LNR).	Not allocate
272	Supermarket at Bridge Road	5	previously-developed site within Telford, is currently used as a supermarket car park and likely to continue during the plan period.	Not allocate
277	Land west of Rothwaite	5	some loss of greenfield land, site is part of the incidental open space within Telford	Not allocate
307	Open space at Athol Drive	5	previously-developed site within the built-up area of Telford with a legacy of mining activity. Given the likely constraints, delivery is likely to be relatively small scale.	Not allocate
323	Old Park 1, Old Park Way	5	previously-developed site within Telford, site is allocated within the Central Telford Area Action Plan, poor ground conditions make deliverability problematic during the plan period.	Not allocate
370	Daisy Bank Drive, St Georges, Donnington	5	previously-developed site within Telford, Planning permission for residential development granted in December 2007, but has not been implemented raising issues regarding viability during the plan period.	Not allocate
379	Nedge Hill Farm	5	some loss of greenfield land, site located within the existing development boundary of Telford, close proximity to employment at Halesfield and T54 and areas in need of regeneration to the west (Brookside), site could form part of a larger allocation, could deliver significant new housing in the southeast of the borough, portion of the site is covered by higher risk flood zones, however the area covered does not prevent development coming forward, and other benefits that the site will deliver, site capable of being delivered during the plan period.	Allocate

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380	Land West of Brandon Avenue	5	some loss of greenfield land, part of the incidental open space within Telford.	Not allocate
410	Hadley Park	5	some loss of greenfield land, also being considered as an employment allocation in the emerging plan.	Not allocate
435	Land West of Lawley	5	previously-developed site outside the existing Telford development boundary, site has a mining legacy, could deliver substantial amount of new housing over an extended period with long-lead-in time, site not required during the majority of the plan period because Lawley strategic site still progressing and unlikely to be built out until the mid-2020s, identification and promotion of SUEs through the Plan is preferred in other parts of the borough, to balance the existing Lawley development.	Not allocate
440	Land adjoining Stafford St car-park, Newport	5	previously-developed site within Newport close to the town centre, currently used as a public car park and likely to continue during the plan period.	Not allocate
443	Land south of Eider Drive, Leegomery	5	in use as public gardens for Eider Drive dwellings.	Not allocate
463	Central Park 6	5	some loss of greenfield land, site is allocated within the Central Telford Area Action Plan, no obvious constraints to delivery during the plan period.	Allocate
464	Central Park 5	5	some loss of greenfield land, site is allocated within the Central Telford Area Action Plan, no obvious constraints to delivery during the plan period.	Allocate
493	Land off Hadley Park Road, Hadley	5	Built out in 2012	Not allocate
512	195 Holyhead Road, Wellington	5	previously-developed site within Telford, likely to deliver a small yield so not considered appropriate as a housing allocation.	Not allocate
520	Gateway site to the south of Newport	5	some loss of greenfield land, part of the site has resolution to grant, 'in principle' acceptance for residential, remaining area of land within site 520 therefore also considered deliverable during the plan period.	Allocate

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569	Lawley Village North - Phase IV	5	some loss of greenfield land, development would allow consolidation of the existing strategic site at Lawley, located within the existing development boundary of Telford, capable of being delivered during the plan period.	Allocate
591	Lawley Village North - Phase III	5	some loss of greenfield land, development would allow consolidation of the existing strategic site at Lawley, located within the existing development boundary of Telford, capable of being delivered during the plan period.	Allocate
606	The Hem, South Nedge - residual site	5	some loss of greenfield land, site located within the existing development boundary of Telford, close proximity to employment at Halesfield and T54 and areas in need of regeneration to the west (Brookside), site could form part of a larger allocation, could deliver significant new housing in the southeast of the borough, portion of the site is covered by higher risk flood zones, however the area covered does not prevent development coming forward, and other benefits that the site will deliver, site capable of being delivered during the plan period.	Allocate
615	Land at Frome Way - residual	5	previously-developed site within Telford, site previously identified for residential development but has not been brought forward, raises issues regarding viability during the plan period.	Not allocate
638	Telford Town Centre	5	previously-developed site within Telford, site currently used as shopping centre and likely to continue during the plan period.	Not allocate
657	John Fletcher Junior School & Madeley Infants School, Upper Road	5	previously-developed site within Telford, currently in use for education purposes and likely to continue during the plan period	Not allocate
672	Land off Dinthill, Hollinswood	5	some loss of greenfield land, located within Telford, currently in use as playing pitches and likely to continue during the plan period.	Not allocate
685	Land off Hills Lane, Madeley	5	previously-developed site within Telford, historic mining legacy, currently serving as green space providing access for local residents and likely to continue during the plan period.	Not allocate
753	Matheson House, Grange Central	5	previously-developed site within Telford, site is currently in use as established commercial premises and adjacent car park likely to continue during the plan period.	Not allocate

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758	Boyd House, Lawn Central	5	previously-developed site within Telford, site currently in use as established commercial premises and adjacent car park likely to continue during the plan period.	Not allocate
909	Southwater	5	Has planning permission as part of mixed development, granted in 2009	Not allocate
445	Lawley Drive	4	some loss of greenfield land, development would allow consolidation of the existing strategic site at Lawley, located within the existing development boundary of Telford, could form part of larger allocation given its proximity to other sites, capable of being delivered during the plan period.	Allocate
613	Lawley Village West - Phase II	3	some loss of greenfield land, development would allow consolidation of the existing strategic site at Lawley, located within the existing development boundary of Telford, could form part of larger allocation given its proximity to other sites, capable of being delivered during the plan period.	Allocate