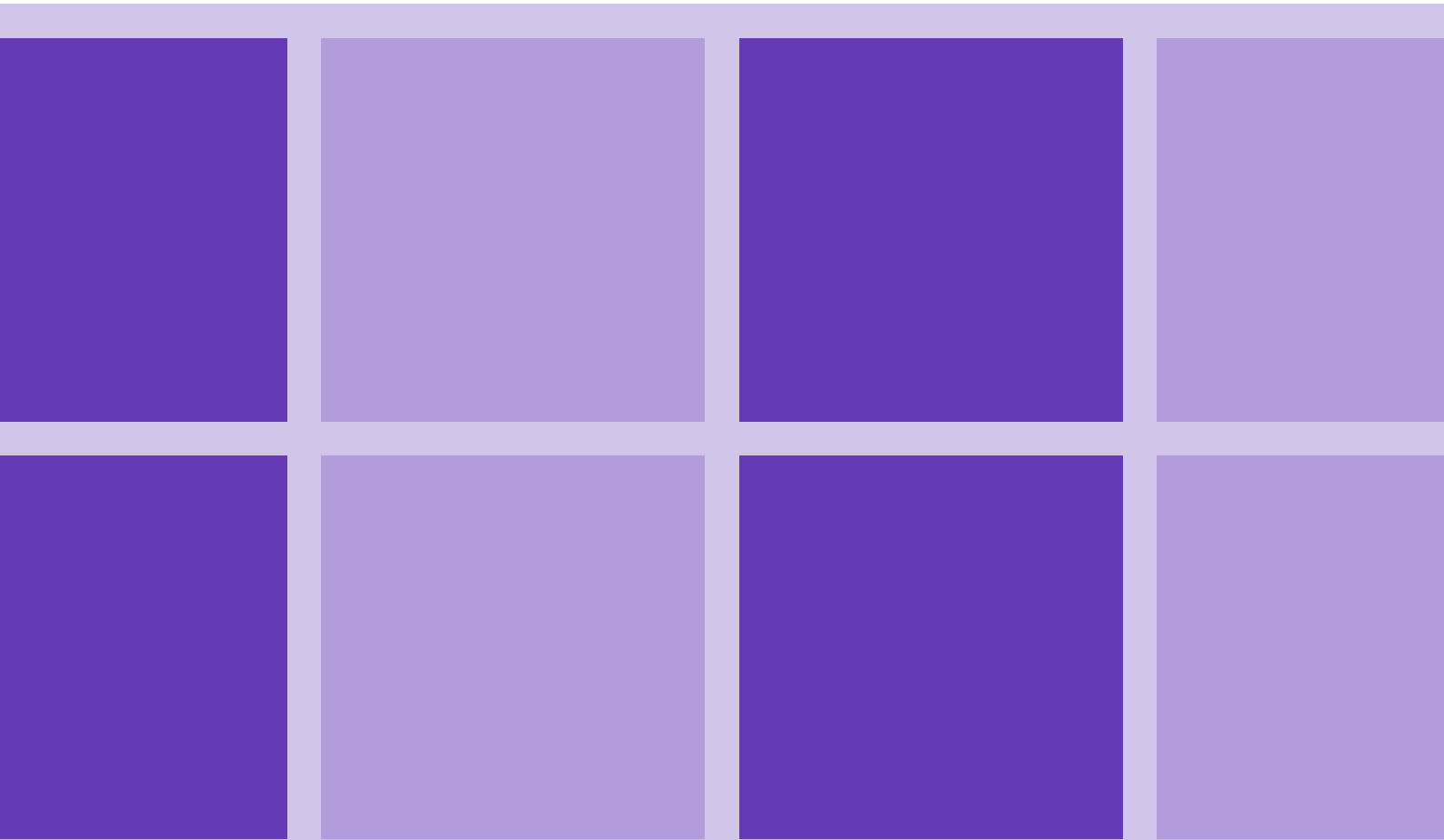


Technical Paper - Housing Delivery



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1 Introduction

1.1 Aims of the paper

1.1 The purpose of this technical paper is to explain the process by which the Council conducted a sieve of the housing candidate sites to those identified in Policy HO2 and Appendix D of Telford & Wrekin Local Plan - Publication Version.

1.2 It aims to demonstrate that the Council has adopted a reasonable approach that is sound and will help deliver the Objectively Assessed Need and housing requirement of the Local Plan.

1.3 A response to representation received as part of the consultation and publication of the local plan has been included within this document. Section 4 of the document considers sites that have been submitted for consideration as part of the consultation process.

1.4 Appendix C contains further information and assessments of the sites.

1.2 Policy context

1.5 The site selection process for the Local Plan as described in this document responds to guidance from the Planning Practice Guidance (PPG) on housing land availability assessment. The Council's Strategic Housing Land Availability Assessment (SHLAA) (2012) and the SHLAA Viability Study (2014) have informed the housing site selection process.

1.6 The 'Housing Growth' Technical Paper provides a fuller explanation of the Council's policy approach to the housing requirement in the Telford & Wrekin Local Plan.

2 Site selection process

2.1 History

2.1 The Council took account of the many comments received during the Proposed Housing and Employment Sites (PHES) Consultation 2014 and the advice received in the Objectively Assessed Need Report (2015) by PBA. The need for further housing sites in the borough is limited as a large number of sites already benefit from planning permission and because the provision of an oversupply of housing that could not be delivered would make the whole of the Local Plan unsound. Therefore only a small selection of sites is needed to meet the borough's housing need. For this reason, the site selection process must focus on selecting those sites which are broadly the best for allocation.

2.2 A three stage process was used to select sites to be allocated in the Local Plan:

- i. Preliminary elimination stage;
- ii. Site assessment stage;
- iii. Strategic fit stage.

2.3 The SHLAA (2012) includes sites introduced during the latest 'Call for Sites' which took place in May 2012. The SHLAA Viability Study (2014), which removed sites with planning permission, has together with additional sites that have recently been submitted informed the list of a total of 720 sites which were used as the starting point for the site selection process.

2.4 The site selection process used information held in various databases; the SHLAA, the Employment Land Review and the Council's Geographical Information System (GIS). Additionally, various other Council departments hold information on specialised issues, such as highways and drainage, of which the assessment process makes use.

2.2 Preliminary elimination stage

2.5 The purpose of this stage is to eliminate the sites with severe constraints. Sites which met one or more of the following criteria were not carried forward to the the site assessment stage:

- Size – sites smaller than 0.5 ha (capacity for 10 dwellings or fewer) were considered too small to be allocated. Development on such small sites could come forward via the development management process. Also schemes of 11 dwellings or more trigger affordable housing provision and s106 infrastructure contributions.
- Developed or committed – Site that had an extant planning permission at the time of the survey were eliminated. Please note, some sites have subsequently gained permission or resolution to grant.
- Major physical constraints – sites with national or local biodiversity constraints, national heritage constraints and sites in flood zone 3. More detail on this criteria is provided in Appendix A.

2.6 Approximately 300 sites were eliminated at this stage because they met one of the above criteria. The rest - around 400 sites - were carried forward to the site assessments stage.

2.3 Site assessment stage

2.7 The purpose of this stage is to eliminate the sites that are not suitable to be developed. All sites that passed the elimination stage were individually assessed on their potential for development.

2.8 The site assessments are set out in Appendix C and consists of the following parts: a comprehensive description of the site, the sustainability comments, estimated yield, estimated phasing and recommendations.

2.9 The description of the site comprises the following elements:

- The current use of the site;
- An assessment of whether the site is brownfield or greenfield (previously developed or not);
- The shape and size of the site;
- Comments relating to the topography;
- Any development constraints;
- The location of the site in the borough and its proximity to local centres.

2.10 The sustainability comments refer to the results from the 'Integrated Appraisal of Site Options' as part of the Integrated (Sustainability) Appraisal Report (2015) (SA) undertaken by Enfusion. The sites were scored against the SA objectives (Appendix B).

2.11 For all of the sites an estimated yield has been calculated, taking site specific characteristics into account. This provides an indicative estimate of the yield the site could deliver. The 'Density and net site area study' (2015) Technical Paper explains how the yield was calculated. The estimated yield was also informed by the SHLAA Viability Study (2014).

2.12 Phasing is included in the assessments as a reference for the housing trajectory in the Local Plan. Based upon the SHLAA Viability Study (2014) and site specific characteristics an estimation was made on when the site could be delivered.

2.13 Finally a recommendation is given on whether the site should be carried forward to the next stage. This is based upon physical constraints for development and sustainability comments. If a site has no major constraints that could not be mitigated it is carried forward to the strategic fit stage. Sites that are not considered achievable or viable for development are recommended as unsuitable.

2.14 A total of 315 sites were carried forward to the strategic fit stage.

2.4 Strategic fit stage

2.15 The purpose of this stage was to select sites that best fit with the strategy of the Local Plan. The sites were appraised against criteria derived from the Local Plan's Aims, Objectives and Spatial Strategy.

2.16 The scoring of the sites resulted in the determination of site selection or rejection reasons for the SA. The outcomes of this stage are therefore presented in the Integrated (Sustainability) Appraisal Report (2015).

3 Strategic fit criteria

3.1 The strategic fit criteria, their justification and definitions are shown in Table 1.

Table 1 Strategic fit criteria

Strategic fit criterion	Definitions and justifications
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.
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).
3. Sustaining and enhancing local urban centres	Development should be in close proximity and well connected to a Local, District, or Town Centre or located in a Market Town.

Strategic fit criterion	Definitions and justifications
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.
5. Supports the strategic employment areas/eastern arc	Adopting an approach which locates homes closer to jobs and facilitates greater opportunity for the promotion of sustainable transport patterns.
6. Supports areas of social deprivation	Supporting development that contributes to the regeneration of Target Intervention Areas.
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.
8. Responds to the availability of public land	Development that assists in the provision of social and educational infrastructure helps protect public services and can demonstrate good stewardship of public assets and resources.
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.
10. Harnesses connections especially main highways, cycleways, footways and public transport corridors.	Locating development where it is well connected to existing infrastructure and exploits proximity to sustainable transport modes.

3.2 These ten criteria are underpinned by the following:

- New housing should be directed away from environmentally sensitive areas;
- New housing should be located in existing urban areas as far as possible, and concentrated in the Telford area in particular. Such an approach secures a number of social, economic and environmental goals. These include: reducing reliance on the private car; maximising opportunities for new development to make best use of existing physical and social infrastructure; making best use of available public land; and promoting inner urban regeneration;
- It is at the same time appropriate to support a limited amount of new development on greenfield sites to address the obligations on councils to boost significantly the supply of housing and to provide flexibility of choice for the market to deliver. However, such sites must be of a scale to deliver significant infrastructure to address the needs of the new communities they would use. Such an approach necessitates that these sites should be restricted to the urban fringe of Telford and ideally close to the eastern arc of employment at Stafford Park, T54 and the M54 corridor including the i54 development in South Staffordshire.

3.3 It is possible to see clear links between these refined strategic fit criteria and the objectives of the Local Plan as set out in Table 2 below.

Table 2 Links between strategic fit criteria and the objectives of the Local Plan

Strategic fit criterion	Corresponding objectives of the Local Plan
1. Focussing growth on the urban areas of Telford and Newport	Objectives 2, 3, 8, 9, 10, 11, 13, 14, 15, 16, 17, 22, 23 and 32
2. Protection of strategic green space and valuable landscapes	Objectives 5, 8, 14, 15, 16, 26, 27, 29, 31, 32 and 33
3. Sustaining and enhancing local urban centres	Objectives 2, 3, 5, 8, 17, 18, 22 and 23
4. Promote sustainable urban extensions	Objectives 1, 2, 6, 8, 13, 16, 18, 22, 23 and 33
5. Supports the strategic employment areas/eastern arc	Objectives 1, 6 and 7 and 8
6. Supports areas of social deprivation	Objectives 8, 10, 11, 16, 17, 18, 19, 22 and 23
7. Maximises opportunity for infrastructure investment	Objectives 1, 2, 3, 8 and 13
8. Responds to the availability of public land	Objectives 1, 2, 8 22 and 23
9. A balanced provision which is complimentary with existing commitments	Objectives 1, 2, 3, 5, 8, 9, 10, 11, 13, 16, 17, 19, 20, 22 and 28
10. Harnesses connections especially main highways, cycleways, footways and public transport corridors	Objectives 2, 22, 23, 28, 31 and 32

4 New site submissions

4.1 During the previous public engagement stages, several representations were received from land owners, developers and their agents, promoting alternative sites to be allocated within the local plan. Over 40 representations were received in which consultees suggested reasoning for alternative sites were to be selected during the regulation 18 consultation and 30 during the regulation 19 publication stage. The majority of those received were suggesting sites which had previously been assessed through the site selection and strategic fit process. During each stage, only 2 sites which had not been previously been considered were mentioned.

4.2 Of the sites that had already been considered, the representations received gave arguments that these sites are more suitable or deliverable than those that the Council are proposing to allocate. Other arguments included that the site was required to meet the boroughs housing requirement or that the Council had incorrectly assessed the site. The Council has revisited the assessment of these sites and where applicable amended the site selection assessments. However upon revisiting these, the Council has not been persuaded to change its position and still consider the sites proposed within the Telford & Wrekin Local Plan to be the most appropriate for allocation. Furthermore the Council has not amended the housing target within the plan, this is discussed further in the housing delivery technical paper.

4.3 The two new sites within the regulation 18 consultation were Land Adj, 12 Tibberton and site 754, Land Opposite, Ashtree Park, Horsehay. Site 754 had previously been assessed, however the representation suggested much larger site boundary. This change in boundary did not lead to a change in the recommendation for the site to not be allocated. Although the site at Tibberton is new to the local plan process, it has previously had a planning application for residential development considered and refused at appeal. The assessment of both these sites did not consider them worthy of allocation.

4.4 During the regulation 19 publication, 2 sites that had not previous been considered were raised as having potential for dwellings. They were Land East of Barnfield Farm, Wellington and Tessant House, Newport. The Barnfield Farm Site would represent an extension of the urban area to the east. Several surrounding sites have also been previously considered and turned down. Upon assessment, the new site would not be worthy of allocation for the same reasoning. Tessant House currently has two planning applications for further dwellings on the site, both of which are recommended for refusal due to being an extension into the open countryside. The site assessments come to a similar conclusion.

4.5 The detailed site assessments are available within the appendix and the Telford & Wrekin Local Plan Publication Version Integrated Sustainability Appraisal.

5 Discussion on final sites selected

5.1 The strategic fit has resulted in a list of sites that perform best when scored against the strategy of the Local Plan. Despite the fact that compliance with each criterion on its own could be a reason either to select a site or not, the sites selected should also have a good overall score to be selected for allocation.

5.2 In total 24 SHLAA sites were selected which form the 17 allocations proposed in the Local Plan. Some sites were joined to form one allocation. All of the sites selected respond positively to at least five of the strategic fit criteria. Although there are other sites that score just as well as some of the selected sites, not all sites could be allocated as the housing capacity for the borough is limited and there is not a need to allocate additional land to meet the borough's housing requirement as set out in the Local Plan. The housing allocations (H1 to H17) are identified in Appendix D of the Local Plan and on the Policies Map.

5.3 There are a range of reasons for choosing the selected sites above others. First of all, the split between Telford and Newport reflects approximately the split in housing priorities between these two urban areas. As there is already a substantial landbank of unimplemented permissions in Newport, the housing allocations in Newport are limited to one site (H13).

5.4 Secondly, priority was given to the release of public land. As a New Town, Telford is unique in having one major public landowner, the HCA acting in the guise of the former Telford Development Commission. Many of the sites in its ownership benefit from consents given under section 7(1) of the New Towns Act 1981 that have no expiry date. Therefore priority is given to the release of this public land within the existing urban area of the borough. The decision to prioritise these sites takes pressure off other greenfield land. The priority to release public land also accords with the Chancellor of the Exchequer's commitment in July 2015 to require the public sector to sell off public land. Thus, the Council's approach is wholly consistent with the latest government advice. This justifies the allocation of the following sites in public ownership: H4, H5, H10, H11, H12, H13, H15, H16, H17. Other brownfield sites in public ownership also merited consideration, for example the redevelopment on vacant school sites so that capital receipts could be ploughed back into the provision of infrastructure to support the needs of a growing population. This supports and justifies the housing allocations of brownfield sites in public ownership. These sites are: H3, H6, H7, H8, H9, H11, H14.

5.5 Thirdly, sites that could come forward as part of a strategic urban extension which supports strategic employment areas in and just beyond the borough's boundaries were prioritised as they have the capacity to build sustainable communities. There was a preference to identify those sites in the east of Telford due to their proximity to Telford Town Centre, the strategic employment areas and i54. This justifies the decision to allocate H1 and H2. In the case of H2, consideration was given to other assessments (for example, the findings of the Inspector in the 1993 Wrekin Local Plan) that this site would logically form the next outward extension of Telford.

5.6 The site selection or rejection reasons for each individual site can be found in the Integrated (Sustainability) Appraisal Report (2015).

6 Site Delivery

6.1 As shown in Table 10 of the Telford & Wrekin Local Plan - Publication Version, the Council expect the housing requirement to be delivered via various methods (primarily dwellings already completed within the local plan period, dwellings already committed with a planning application, those under construction, sites with a resolution to grant, potential windfall delivery and allocations).

6.2 The Council have taken an assessment of all the site that are proposed to deliver the housing target. The build out rate has then been considered for each site based on viability and market intelligence. The total of the build out rate is then charted to produce the trajectory.

6.3 It is acknowledged that dwellings are not always delivered as expected and it should be noted that this represents a high level assessment of all the sites required to deliver the housing target, it does not prescribe when sites will have to come forward.

6.4 Development is not always delivered as expected and therefore the Council has taken an adequate buffer of 20% against non-delivery and has fed this into the trajectory. Furthermore, the market is performing better than previously expected currently and therefore the trajectory shows a slight over delivery at the end of the plan.

6.5 To ensure that no issue arise with regards to the delivery of development, the Council will continue to monitor build out rates through the Annual Monitoring Reports (AMR) and post these on the Council's website. If any issues with delivery were to appear, the AMR will highlight potential solutions. There is a large spike in delivery early in the plan period, in excess of the annualised average trajectory. Should there be any issues with this, there is still room for the dwellings to be delivered later in the plan period.

6.6 The construction of a trajectory has been connected with the writing of the Infrastructure Delivery Plan (IDP). The IDP looks at the infrastructure requirements of the Local Plan and when it will need to be delivered.

6.1 Source of Housing Provision

Table 3 Source of sites and their delivery

Dwellings under construction	Where dwellings are currently under construction, it is recognised that the developers will continue to deliver these early within the first few years of the plan period.
Dwellings with permission not yet started	where dwellings have planning permission but not yet started, the Council have looked at market intelligence and phasing plans. Where sites have dwellings under construction it shows that a developer is likely to complete early in the plan period. Through the Council's work with developers, it has a knowledge of site which are due to commence soon and these are phased for early to midway through the plan period. Within the borough there are a handful of larger and strategic sites, some of which are on the ground. It is recognised that these larger and strategic sites have longer delivery plans and are included within the trajectory in this manner.

Resolution to grant	These are sites that the council has resolved to grant permission for, subject to a signed legal agreement. It is recognised that there is developer interest to start these developments early to midway through the plan period. However due to the size of some sites and infrastructure requirements, it is likely they will continue delivering through the plan period.
Local Plan Allocations	The Local Plan proposes 17 sites for allocation over a range of site types. Since the start of the work on the Local Plan, some of the sites now have planning permission, these sites are anticipated to start early in the plan period. Some of the smaller allocations with little infrastructure requirements are also expected to deliver early to midway through the plan. The larger sites and sustainable urban extensions will require some infrastructure in place before delivery can start and due to their size will deliver over a longer time period. However site H2 does now have a planning application which is resolved to grant so work is expected to start early in the plan period.
Neighbourhood Plan Allocations	Madeley Neighbourhood Plan allocates one housing site within its boundary. This is in public ownership and is expected to be delivered midway through the plan period.
Windfall	An allowance has been included for future windfall sites likely to come forward during the plan period, based on an assessment of past delivery. This does not have a major effect on the delivery picture but accounts for a proven element of supply historically. The inclusion of a specific allowance for small windfalls does not preclude larger windfalls from coming forward, where justified.

6.2 Trajectory

Figure 1 Housing Trajectory

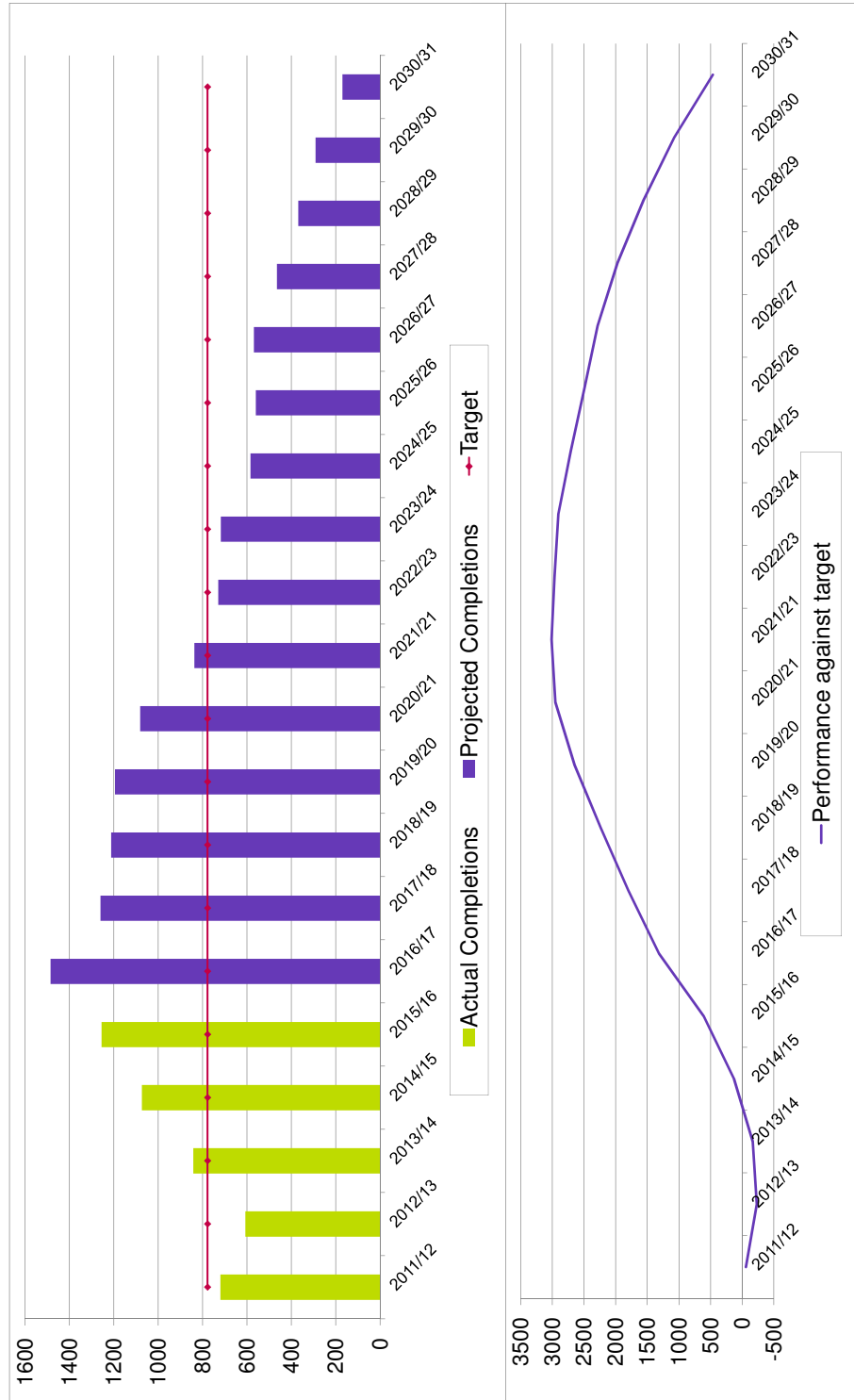


Table 4

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Sites	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/21	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Sites under construction	0	0	0	0	0	815	144	55	54	0	0	0	0	0	0	0	0	0	0	0
Sites not started	0	0	0	0	0	640	1044	895	670	500	437	429	397	291	253	249	160	160	140	32
Resolution to grant	0	0	0	0	0	0	56	46	60	66	79	60	40	48	51	71	71	79	78	64
Local Plan Allocation	0	0	0	0	0	0	58	203	398	449	308	228	268	228	228	220	156	56	0	0
Madeley Neighbourhood Development Plan	0	0	0	0	0	0	0	0	0	0	0	0	0	5	20	20	5	0	0	0
Windfall	0	0	0	0	0	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Previously record completions	720	607	842	1074	1255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Annual delivery	720	607	842	1074	1255	1485	1332	1229	1212	1044	854	747	735	602	582	590	422	325	248	126

6.7 The trajectory shows a high build out early in the plan period these then tail off until the allocations pick up speed. The delivery rate then levels out until the allocations tail off towards the end of the plan.

6.8 The Council is currently working on the actual completion figures for 2015/16, with early indications showing that the completion rate may be slightly higher than expected. Once the data is available, the trajectory will be updated.

6.3 Current Site Status

6.9 The table below shows the current status of the site allocations with regards to their delivery.

Table 5 Housing site allocations

Site Ref	Address	Site delivery update	Phasing
H1	Donnington and Muxton Sustainable Urban Extension, Telford	An outline planning application has been submitted on two thirds of the site. An application is anticipated on the remaining third soon.	Once the site has permission approved, it is expected to start delivering soon over a 10 year period (75dpa from 2018/19).
H2	Priorslee Sustainable Urban Extension	The site has an outline application with a resolution to grant.	Developers have indicated that the development will start build out at a rate of 60dpa in approximately 2018/19. The site will then build out at an 120 dpa for the majority of the plan period.
H3	Sutherland School, Gibbons Road	The site has an Outline consent and has now been cleared.	As the site is cleared with a recently granted planning consent, the site expected to be delivered towards the end of the first five years.
H4	Plot D, Pool Hill Road, Dawley	Part of site previously has had outline permission and permission under the New Towns Act. Site is to being marketed in 2016 and is anticipated to deliver midway through the plan.	As a small site which is being actively marketed, the site is expected to be delivered within the first five years of the plan.
H5	Beeches Hospital	The site has been sold to a developer and a planning application is anticipated soon.	With the site now being in the control of a developer, it is expected that the majority of the site will be completed in the first 5 years.
H6	Former Madeley Court School Site	The site is cleared and a full planning application is awaiting determination. Part of the former school has now had commercial development implemented on it.	Development has now commenced on the former school site and once granted, it is considered that the housing will be delivered early in the plan period.

Site Ref	Address	Site delivery update	Phasing
H7	The Former Phoenix Secondary School	The site is now cleared and an LDO is being progressed on the site.	The work on the LDO is now being progressed, the site has also been cleared ready for development. Once the LDO is in place the site is expected to deliver mid way through the plan.
H8	The Charlton School, Severn Drive, Dothill	The school have now relocated to new site and an application for residential development is expected soon.	As the site is no longer in use, with an application expected soon, it is considered that development will commence on the site within the first five years with delivery completing midway through the plan.
H9	The Former Swan Centre, Grange Avenue, Stirchley	The site has an outline application with the benefit of a resolution to grant.	As a brownfield site with a resolution to grant for outline planning permission. The site is expected to come forward midway through the plan period.
H10	Land at The Hem, Telford	As a site that has permission under the New Towns Act, it is anticipated the site will come forward mid to late in the plan period.	The site is expected to commence midway through the plan and deliver at a rate of approximately 50dpa for the majority of the rest of the plan period.
H11	Land at Holyhead Road, St Georges	A greenfield site that was currently allocated within the Central Telford Area Action Plan for residential development. The land owner (HCA) proposes to put the site to auction in late 2016/17.	Once the site is within the control of a developer, it is expected to come forward quickly and be delivered early in the plan period (within the first 5 years).
H12	Land North of Priorslee Roundabout	A greenfield site that was currently allocated within the Central Telford Area Action Plan for residential development and anticipated to come forward midway through the plan.	Once the development of H11 is complete, it is likely that development will move onto H12, with the site completing between years 5-10.
H13	Land South of Springfield Industrial Estate, Station Road,	The site has an outline application awaiting determination.	Once the outline application is approved, reserved matters are expected soon after ready for the

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Site Ref	Address	Site delivery update	Phasing
	Newport, Shropshire		site to deliver approximately 40dpa from 2019/20 onwards.
H14	Blessed Robert Johnson, Whitchurch Drive	As a deliverable greenfield site within the urban area, the site is anticipated to come forward midway through the plan.	The site is anticipated to come forward in years 5-10 of the plan.
H15	Land off Majestic Way, Aqueduct	The land owner is expecting to market the site from 2016/17.	As a greenfield with few constraints, it is expected the site will deliver within the first 5 years.
H16	Old Park 2, Park Lane	The site was currently allocated in the Central Telford Area Action Plan with the land owner due to market the site from 2016/17.	The site is anticipated to come forward in years 5-10 of the plan.
H17	Lawley West	Due to current scale of delivery in the Lawley area it is anticipated that this site will come forward in the later part of the plan	The site is anticipated to come forward from 2020/21 and build out at a rate of 30-40dpa.

Appendix

A. Major constraints criteria

Table 6 Major constraints criteria

No.	Criteria
1	Site smaller than 0.5 ha in size
2	Site is developed, or under construction or permission has been granted but not yet implemented
3	Site is either completely within Flood Zone 3, or a significant* part of the site is within Flood Zone 3
4	Site is within either an SSSI or such that the remainder of the site is undevelopable
5	Site within either a Local Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Local Geological Site
6	Site is within a Scheduled Ancient Monument or is a Registered Park or Garden

*significant = greater than 50%

B. SA objectives

Table 7 SA Objectives (Integrated (Sustainability) Appraisal Report (2015))

SA Objective		Appraisal Rationale
Sustainable Economic Development		
1.	To contribute to regeneration and economic development initiatives spatially targeted towards specific community groups.	<ul style="list-style-type: none"> Extent to which policies enhance the employment opportunities of those areas experiencing deprivation and rural isolation.
2.	To reduce the number of people with difficulties accessing employment, education and training opportunities.	<ul style="list-style-type: none"> Improving the ability of people to access employment, education and training opportunities.
3.	To ensure an appropriate supply of employment land and starter business premises.	<ul style="list-style-type: none"> To deliver employment land attractive to inward investment and also provide for a range of business units.
4.	Improve the supply and affordability of accommodation for all groups in areas of greatest need.	<ul style="list-style-type: none"> Extent to which policies address: affordability issues; size of property needed to retain/attract employees; the needs of an ageing population Provision being made for travellers & gypsies.
5.	Locate housing in areas with good accessibility to employment, services and amenities.	<ul style="list-style-type: none"> Extent to which housing sites are served by sustainable transport modes.
Resource Management & Material Assets		
6.	To deliver continued reduction in the quantities of waste being generated and the quantities being disposed of at landfill.	<ul style="list-style-type: none"> Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. Consider policies that require sufficient land to be allocated to encourage self-sufficiency in waste management and processing within housing and commercial development. Extent to which policies promote the waste hierarchy with the encouragement of re-use and recycling of materials including food wastes across municipal and commercial waste streams.

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SA Objective		Appraisal Rationale
7.	To reduce the quantities of primary aggregate required for building and infrastructure projects by maximising the use of secondary aggregates as well as to protect mineral resources from sterilisation.	<ul style="list-style-type: none"> Extent to which policies promote sustainable construction techniques for new development proposals as demonstrated via evidence such as BREEAM and CEEQUAL. Extent to which policies make adequate provision for the storage and recycling of aggregate and building materials.
8.	To minimise demand upon water resources and to enable the timely provision of adequate waste water treatment to support increased housing provision.	<ul style="list-style-type: none"> Extent to which policies include measures that require developers to demonstrate how they have reduced water demand. Extent to which policies sequence development such that adequate capacity is available from waste water treatment plans to respond to additional flows.
9.	To make travel more reliable and efficient, as well as enhance access to jobs, education, healthcare, shops and leisure.	<ul style="list-style-type: none"> Consider whether policies promote sustainable travel.
10.	To work with other service providers to enable the timely provision of community facilities to accord with the delivery of new houses.	<ul style="list-style-type: none"> Extent to which policies address current and emerging need for community facilities, i.e. hospitals, schools, community centres.
Sustainable Communities		
11.	To achieve a population profile in balance with the employment opportunities that the travel to work area is able to provide.	<ul style="list-style-type: none"> Extent to which housing, employment and transport and policies assist in moderating the amount of inward and outward commuting.
12.	To provide an environment that helps retain well-educated members of the work force.	<ul style="list-style-type: none"> Whether policies contribute towards the retention of mobile professionals.
13.	To improve the health and well-being of the population to meet the needs of the vulnerable and ageing population.	<ul style="list-style-type: none"> Whether policies improve access to health facilities. Reduce health inequalities and improve well-being. Extent to which measures encourage walking and cycling, improve access to greenspace targeting those communities experiencing health inequalities. Whether housing policies deliver homes of a decent standard and minimise fuel poverty.

SA Objective		Appraisal Rationale
14.	To create opportunities for the community to reduce levels of obesity.	<ul style="list-style-type: none"> Whether policies encourage developers to contribute towards local recreational areas such as green gyms
15.	To enable vulnerable people to live independently.	<ul style="list-style-type: none"> Whether policies promote the development of care homes and specialist services for the elderly and as well as those suffering from dementia and mobility difficulties.
16.	To ensure urban design and layout contributes towards reducing the potential for crime.	<ul style="list-style-type: none"> Whether policies require the designing out crime for new development.
Environmental Sustainability		
17.	To ensure the protection of the Weald area of peats from development and human activities so that their carbon storage value is not degraded.	<ul style="list-style-type: none"> Whether policies and site allocations protect areas of peat from direct and indirect impacts.
18.	To enhance the ecological connectivity of non-designated ecological sites and enhance LBAP priority habitats and species.	<ul style="list-style-type: none"> Whether policies enhance designated and non-designated habitats and species (e.g. through increased connectivity or reduced disturbance) Extent to which the recreational enjoyment of nature is promoted delivering health benefits to those most deprived communities while not threatening ecological interests.
19.	To deliver the quantity and quality of green infrastructure to help to maintain Telford & Wrekin as a good place to live and work and also to contribute to the health and wellbeing of the local population.	<ul style="list-style-type: none"> Extent to which policies deliver the design and management of open and recreational space in which people of all ages feel safe and confident to use.
20.	To manage the landscape effects of development in recognition of European Landscape Convention.	<ul style="list-style-type: none"> Consider whether policies maintain and enhance the landscape quality, including historic landscape features. Extent to which landscape character and design considerations both current and future are integrated into development policies. Extent to which policies may directly or indirectly affect the special qualities of the AONB.

SA Objective		Appraisal Rationale
21.	To enhance, conserve and protect buildings, sites, and the setting of historic assets to the urban environment as part of development projects.	<ul style="list-style-type: none">• Whether policies promote conservation or enhancement and access to sites of geological importance.• How policies affect the historic environment.
22.	To reduce annual CO2 emissions by 60% from 1990 levels, by 2050 (36% by 2026).	<ul style="list-style-type: none">• Whether policies and site allocations contribute towards reducing emissions.
23.	To deliver a built environment that is well adapted to cope with the changing weather conditions that are forecast.	<ul style="list-style-type: none">• Extent to which policies promote building form and layout that aid adaptation.
24.	Incorporate measures into development proposals that contribute towards a reduction in flood risk aimed at providing a runoff rate less than greenfield rates.	<ul style="list-style-type: none">• Whether policies deliver a reduction in flood risk.

C. Site Assessments