

### **Employment Land Allocations - Delivery Update February 2017**

Telford & Wrekin Council wishes to submit this document to the Examination Library the information was shared with the Inspector at Day 3 pm Hearing session on Matter 4, with reference to the council's response to MIQ Question 4.3

Date: 1 February 2017

Site ref	Address	Site size (ha) Gross	Site Size (ha) Net	Planning status	Reason for calculation of site area	Delivery update K14
E1	Hortonwood 45	9.27	6.0255	Allocated employment site	65%. Large site and need for service roads	<ul style="list-style-type: none"> <li>• Development Brief being prepared.</li> <li>• Discussions ongoing with potential purchaser.</li> <li>• One of only three sites in Borough over 3.2Ha net</li> </ul>
E2	Hortonwood 45	4.15	3.32	Planning application submitted by third party.	80%. Smaller site with direct estate access	<ul style="list-style-type: none"> <li>• Planning application due Sept 17 to resolve ecology issues</li> <li>• Site being marketed</li> </ul>
E3	Hortonwood West	21.78	11.6863	Approved planning consent TWC/2015/1064	Net site area based on sales of plots	Planning Consent for a maximum floor space of 65,000sqm  Total to be delivered in first 5 years – 40,580sqm Total to be delivered in years 5 to 15 – 24,420sqm 8Ha net to be developed out in first 5 years Balance of 3.6863Ha in year 5 to 15
E4	Hortonwood 45	2.15	1.72	Allocated employment site.	80%. Small site with direct road access	<ul style="list-style-type: none"> <li>• Planning application due Sept 17 to resolve ecology issues               <ul style="list-style-type: none"> <li>• Land Deal monies to deliver electricity upgrades</li> </ul> </li> </ul>
E5	Hortonwood 40/45	2.59	1.452	Allocated employment site.	Significant site constraints spotted.	<ul style="list-style-type: none"> <li>• Planning application due Sept 17 to resolve ecology issues</li> <li>• Site being marketed</li> <li>• Land Deal monies to deliver electricity upgrades</li> </ul>
E6	Hortonwood 40	3.77	0.959	Allocated employment site.	Significant site constraints (ecology, trees etc)	<ul style="list-style-type: none"> <li>• Planning application due Sept 17 to resolve ecology issues</li> <li>• Discussions ongoing with potential purchaser</li> <li>• Land Deal monies to deliver electricity upgrades</li> </ul>
E7	Hortonwood 35	0.86	0.688	Allocated employment site	80%. Site has road access	<ul style="list-style-type: none"> <li>• Private site, suitable for business expansion</li> <li>• Land Deal monies to deliver electricity upgrades</li> </ul>
E8	Hortonwood 50	1.39	1.112	Allocated employment site	80%. Site has road access	<ul style="list-style-type: none"> <li>• Private site, suitable for business expansion or new development</li> <li>Land Deal monies to deliver electricity upgrades</li> </ul>
E9	Hortonwood 60	3.39	2.712	Allocated employment site	80%. Site has road access	<ul style="list-style-type: none"> <li>• Planning application due Sept 17 to resolve ecology issues</li> <li>• Discussions ongoing with potential purchaser</li> <li>Land Deal monies to deliver electricity upgrades</li> </ul>

E10	Hortonwood 65	4.02	3.216	Allocated employment site	80%. Site has road access	<ul style="list-style-type: none"> <li>• Planning application due Sept 17 to resolve ecology issues</li> <li>• Site being marketed</li> <li>• Land Deal monies to deliver electricity upgrades</li> </ul>
E11	Hadley Park East	1.91	1.528	Allocated as employment land	80%. Site has road access	Site Sold stp – Planning application due May 17
E12	Hadley Park East	1.56	1.404	Allocated as employment land	90%. Site has road access	Site Sold stp – Planning application due June 17
E13	Hortonwood 1	1.3	1.04	Allocated as employment land	80%. Site has road access	Private site, suitable for business expansion
E14	Land at Telford International Railfreight Terminal	2.48	2.232	Allocated as employment land	90%. Site has road access. Tight boundary	<ul style="list-style-type: none"> <li>• Development Brief being prepared.</li> <li>• Discussions ongoing with potential purchaser.</li> </ul>
E15	Granville Road	3.3	2.64	Allocated employment site	80%. Site has road access	<ul style="list-style-type: none"> <li>• Site privately owned</li> <li>• Owner currently working up application for expansion</li> </ul>
E16	Deer Park Court	2.74	2.331	Allocated employment site	Site surveyed. Banking land restricts full development	Site sold stp – Planning application due Feb 17
E17	Telford Way	3.13	2.504	Allocated employment site	80%. Site has road access	Site sold stp – Planning application due summer 17
E18	Colliers Way	1.16	1.044	Allocated employment site- planning granted for employment generating uses.	90%. Site has road access. Tight boundary	<ul style="list-style-type: none"> <li>• Site being marketed</li> </ul>
E19	Naird Lane	35.57	19.2952	Allocated employment site. Granted planning permission for plots 2, 3, 5 and 6.	Area to be developed based on site constraints and actual release of sites	<p>Plots 2 &amp; 3 Net Site Area 2.81Ha Total 12,687sqm floor space Initial 7734sqm to be delivered 2017 4953sqm to follow years 5 to 10</p> <p>Plot 6 Net Site Area 15.13Ha Total 37,163sqm floor space</p>

						Initial 24,163sqm to be delivered 2017 on 9.43Ha 13,000sqm to follow years 5 to 15 on 5.7Ha  Plot 5 to be delivered 2018  13Ha net to be developed out in first 5 years Balance of 6.2952Ha to be built out in years 5 to 15
E20	Halesfield 25	1.64	1.312	Allocated employment site	80% assumed. Site has direct road access.	• Private site, suitable for business expansion
E21	Halesfield 25	1.249	1.11	Allocated employment site. Planning permission granted.	Figure based on land sold	Site Sold To be built out 2017
E22	Halesfield 1	1.38	1.127	Planning permission granted	Figure based on land sold	Site sold Part site completed Part due to be completed 2017
E23	Halesfield 24	1.97	1.576	Allocated employment site	80% assumed. Site has direct road access.	• Planning application due Sept 17 to resolve ecology issues • Site being marketed
E24	Halesfield 2	0.5	0.45	Allocated employment site	90% assumed. Site has direct road access	• Private site, suitable for business expansion
E25	Halesfield 15	1.46	1.314	Allocated employment site	90% assumed. Site has direct road access	• Private site, suitable for business expansion
E26	Halesfield 10	1.77	1.593	Allocated employment site	90% assumed. Site has direct road access	• Private site, suitable for business expansion
E27	Land south of A518	9.68	7.744	Allocated employment site	80% assumed. Site has direct road access.	• Planning application due Summer 17. • Discussions ongoing with potential purchaser. • One of only three sites in Borough over 3.2Ha net • £1million land deal funding • First phase enterprise park of 2Ha to be delivered 2018 • Harper Adams desire to deliver Agritec • LEP funding of up to a further £7.6m to be confirmed Feb 17
E28	Land off A442 Queensway	22.35	17.88	Allocated employment site	80% assumed. Flat site away from residential and capable of more intensive development	• Development Brief being prepared. • Discussions ongoing with potential purchaser. • One of only three sites in Borough over 3.2Ha net

Total 148.519 101.015

**Employment land allocation areas**

**Total net site area to be delivered in first 5 years (assuming no further deals done in first 5 years) - 33.644Ha**

**Total net site area to be delivered in years 5 to 10 (assuming no further deals done) - 9.9815Ha**