

Shaping Places  
Local Plan  
2011-2031

# Proposed Housing and Employment Sites

a co-operative  
council



Telford & Wrekin  
COUNCIL

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# 1 Executive Summary



## 1 Executive Summary

This document presents a range of sites for housing and employment development as part of our consultation for our Shaping Places Local Plan 2011 - 2031. It is based on the Strategy & Options (2013) document and the consultation responses received.

The overriding aim of the emerging Local Plan: Shaping Places is to strengthen the identity of Telford as a "green town" and establish the borough as a place characterised by extensive areas of open land and prominent landscape features. The Plan will also actively promote a town that was originally designed for and remains focused on providing residents and visitors alike with good housing and a healthy living environment set within a network of accessible open spaces. Building on current rates of delivery which currently put Telford in the top three cities for increasing the supply of housing and private sector jobs, the borough will become a strong sustainable community.

The allocation of sites helps to guide and manage development to maintain a high quality living and working environment to help realise the borough's potential to deliver new jobs and homes. Allocating sites also allows for the effective planning of infrastructure and provides certainty to investors, landowners and the community on the requirement for and location of sites.

The housing and employment sites listed in this document are those that we have identified as having the greatest potential to meet the borough's development needs in the most sustainable way. They promote a balance between urban and rural development and support an arc of employment around the east of Telford to take advantage of the town's accessibility to national transport networks. They also include land acquired for development by the Telford Development Corporation. Most of this land is made up of previously used brownfield land that has been prepared for redevelopment.

We propose a Plan target of approximately 20,000 homes over the 20 year Plan period. With 11,885 homes already committed through existing planning permissions, resolution to permit or in an adopted development plan, we need around 8,115 new homes to deliver the target. The need for around 8,115 new homes means that we can be confident in balancing the need for development while at the same time protecting the network of interconnected green open spaces and therefore maintain a town with significantly more green space than other UK towns.

The proposed sites in this document total 9,986 homes 23% more than the 8,115 new homes needed to deliver the target. This is to allow for discussions on site suitability during the consultation process and therefore help maintain some flexibility over the choice of sites taken forward to the draft plan stage. Following consultation, the sites will be refined to take into account comments received as well as more recent projections released by the Office for National Statistics.

It is important that the housing and employment growth targets support each other. Whilst a target has yet to be considered for the quantity of employment land for allocation, the borough has over 600 acres of land available for employment development. The proposed employment sites will support housing growth.

Consultation on the sites runs from Tuesday 6th May 2014 to 5pm on Tuesday 17th June 2014. Comments received will help us to prepare a plan that addresses local needs and priorities and all comments will help inform the next stage of site allocations and the associated local plan.

## 2 Introduction

### 2 Introduction

**2.1** This document proposes a range of sites for public consultation based on the strategic context established by the Strategy & Options document and the key principles set out in this document.

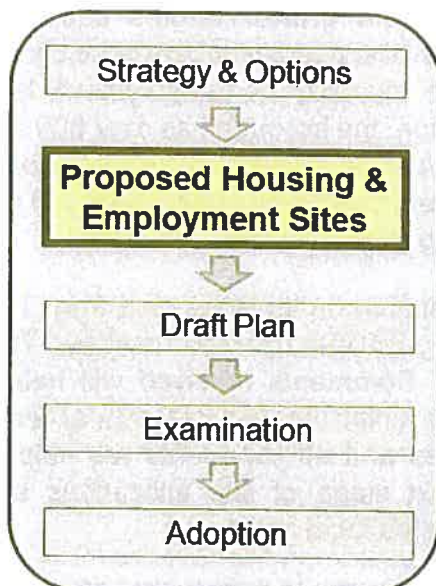
**2.2** The sites support growth in both the urban and rural areas to deliver sustainable communities and provide new homes and jobs within the borough's strong green setting.

**2.3** We suggest a plan target of approximately 20,000 new homes. With 11,885 homes committed as a result of planning permissions, we need around 8,115 new homes to deliver the target.

**2.4** The Plan target is lower than the 26,500 proposed during the Strategy & Options consultation. This approach protects our unique selling point of our green spaces whilst suggesting managed sustainable growth.

#### Shaping Places update

Figure 2.1



**2.5** We are producing a new Local Plan, 'Shaping Places,' which will replace the existing Core Strategy (2007) and policies saved from the Wrekin Local Plan (2000). As set out in the Local Development Scheme

(2013), the new Plan is scheduled for adoption in early 2016 and will run to 2031. Our process for producing a new Local Plan is summarised in the key stages illustrated in figure 2.1.

**2.6** Between June and July 2013 we consulted on the Strategy & Options document. This was a non-statutory document that provided an opportunity for comment and to influence a range of options for the proposed scale and location of development within the borough. The comments received can be viewed at [www.telford.gov.uk/shapingplaces](http://www.telford.gov.uk/shapingplaces). We have considered the comments and used them to inform the development of the Local Plan, particularly the next stage of the work, site allocations.

Picture 2.1 Southwater, Telford



#### Site allocations

**2.7** An overriding aim of the Local Plan is to strengthen and protect the identity of Telford as a "green town". This will be achieved at the same time as the borough leading the way in delivering housing and economic growth in the Midlands. 800 new homes have been delivered between 2011-2012 and the borough has been ranked by the National Building Group and Building Magazine as being in the top 10% of local authorities who provide a positive economic and planning environment for investment. Telford is in the top three places for increasing the supply of new housing stock and the creation of private sector jobs nationally ('Cities Outlook 2014').

## 2 Introduction



**2.8** In producing a new Local Plan we can build on this success and actively promote a town that was originally designed for, and remains focused on providing residents and visitors alike with good housing and a healthy living environment set within a network of accessible green open spaces. Excellent connections with the business park i54 and plentiful 'ready to go' commercial land make Telford an obvious place for business investment and job creation. Together with the strong commitment to delivering sustainable housing growth, the borough will become a strong, sustainable community built on economic prosperity within a protected green setting so as to balance growth with protection of our unique offer.

**Picture 2.2 Innovation Centre, Priorslee, Telford**



**2.9** An important component of the Local Plan is site allocations. The National Planning Policy Framework (NPPF) (2012) requires us to identify deliverable and developable sites for the Plan period (2011-2031). By identifying housing and employment sites for development we can be proactive in managing development, addressing priorities around the economy and housing and ensuring we maintain an attractive quality environment. We are determined to continue to provide space for nature, sport and leisure in which economic, social and environmental benefits can be delivered for all. Allocating sites will also assist investors by providing certainty and clarity regarding planning issues and help promote and develop investment opportunities for our town.

**Picture 2.3 Telford Town Centre**



### Purpose of the document

**2.10** We are seeking your views on a list of housing and employment sites that have been identified as having the greatest potential to meet the borough's future development needs in the most sustainable way.

**2.11** Consultation on this document signals the beginning of our site allocation process. We encourage you to comment and submit your views as these will inform the next stage of the site allocations work and the associated Local Plan.

**2.12** Section 3 explains the work in progress to identify levels for housing and employment growth for the Plan period (2011-2031) based on the borough's housing and economic needs. Since the Strategy & Options consultation in 2013, which presented a range of housing growth options, we have considered the comments received and are proposing a housing target of circa 20,000 homes which includes 11,885 planning consents already secured though the target figure will be refined, drawing on further evidence and the outcome of this consultation.

## 2 Introduction

Picture 2.4 Ironbridge, Telford



**2.13** Sections 4, 5 and 6 are the focus of this consultation. The methods used to identify housing and employment sites are summarised along with a list of sites. These are grouped according to Parish/Town Council area for ease of reference.

### How to comment

**2.14** We welcome comments on as many of the sites as possible through the Telford & Wrekin Council Consultation Planning Portal which can be accessed via <http://www.telford.gov.uk/shapingplaces>



**2.15** Please view the document and complete the questionnaire in the following ways:

Online at:



<http://www.telford.gov.uk/shapingplaces>

You can join us on Facebook at [www.facebook.com/TelfordWrekin](http://www.facebook.com/TelfordWrekin) and on Twitter at [www.twitter.com/TelfordWrekin](http://www.twitter.com/TelfordWrekin)

In person at the following locations:



Your local library: find yours at <http://www.telford.gov.uk/libraries>

### Business & Planning First Point

**Telford:** Telford & Wrekin Council, Wellington Civic Offices, Larkin Way, Tan Bank, Wellington, Telford, TF1 1LX during weekdays 8:30am to 5:30pm

**First Point Telford:** Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT during weekdays 8:30am to 5:30pm



**By post:** Environment & Planning Policy Team, Business & Development Planning, Telford & Wrekin Council, PO Box 457, Telford, TF2 2FH



**Contact us by telephone:** (01952) 384241



**Public drop in sessions:** Town / Parish Councils are invited to hold drop in sessions with support from Telford & Wrekin Council for you to view potential sites for future development and express your views. Look out for posters in your area or visit <http://www.telford.gov.uk/shapingplaces> to find out when and where your local event is taking place.

**2.16** The deadline for comments is 5pm Tuesday 17th June 2014.

Picture 2.5 Recent development at Lawley, Telford



## 3 Growth Strategy



### 3 Growth Strategy

**3.1** Landscape and green space has always been at the heart of the vision for Telford New Town and the emerging local plan reinforces that vision. The green spaces and natural features not only complement development, they provide a structural context for the homes, employment areas and retail centres that support our community.

**3.2** The description of Telford as the 'Forest City' was first established by the Telford Development Corporation and subsequently adopted by us. Today the green spaces and natural features provide a landscape context which development can fit into.

**3.3** An overriding aim of the emerging Local Plan is to strengthen the identity of Telford as a "green town" and establish the borough as a place characterised by extensive areas of open land and prominent landscape features. The strong presence of open spaces gives Telford a particularly green appearance which is the envy of many. The Plan will protect and enhance areas of important green space to ensure that Telford is an attractive place in which to live, work and invest.

**3.4** Accessible by road and rail to all parts of the country and one of the few boroughs to benefit from inner motorway connections, Telford & Wrekin is a good place for investment. We are committed to promoting economic prosperity within the borough and to delivering cohesive, healthy and prosperous communities.

**3.5** Set within a strong network of green open spaces and environmental features we will strengthen the role of the established town centres, meeting local aspirations and providing a unique offer to visitors.

**3.6** The Plan will facilitate the borough's potential to deliver thousands of new jobs. Focused on the strategic employment areas in the borough we will build on the borough's strengths in advanced manufacturing including automotive, aerospace and defence, plastics,

engineering and business and financial services and the attraction to industry of its large supply of serviced commercial land. Across the borough we will provide opportunities in sustainable locations and grow and increase the competitiveness of our small and medium sized businesses. We will provide opportunities for new enterprises and existing businesses to expand and ensure accessible job opportunities for our growing workforce.

**3.7** Housing is central to economic success. We are committed to providing a sufficient quantity and range of good quality homes within an environment that facilitates social interaction and healthy, inclusive sustainable communities.

**3.8** This ambition for the borough, together with the borough's track record of delivery rates ensure we are well placed to achieve our current priorities regarding the economy and housing together with the Plan's vision:

*'By 2031 Telford & Wrekin will have grown to serve a population of over 200,000. Development will realise the borough as an outstanding destination for living, working and visiting that its residents are proud of and combines the best of town and countryside.'* (Strategy & Options 2013)

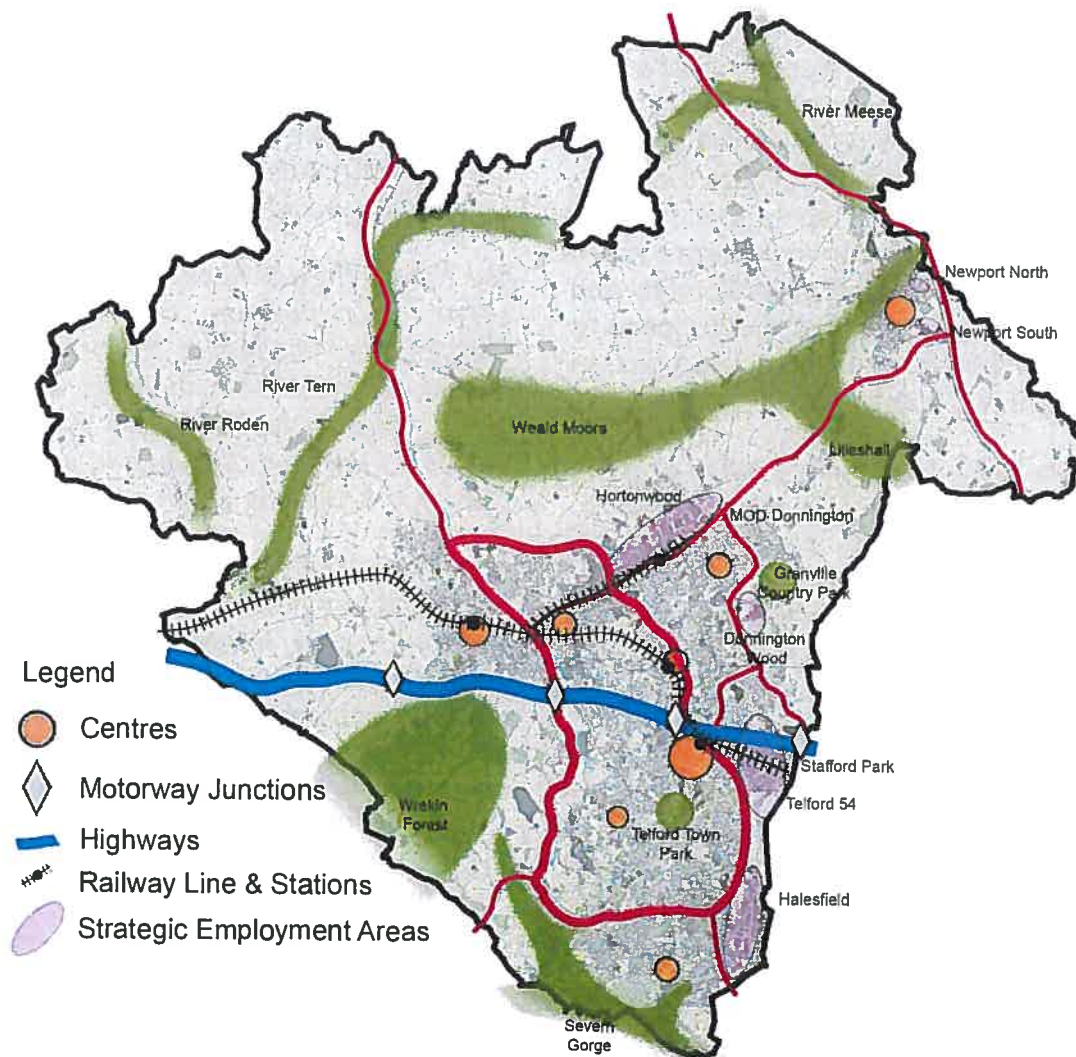
**3.9** To deliver this vision, the Plan is based on a number of key principles summarised in figure 3.1 and listed below which have informed the sites identified in this document and will underpin the draft plan:

- To protect the network of interconnected green open spaces and woodland to secure the social, economic and environmental benefits we gain from green spaces such as health, attractive environment, rich wildlife habitats and resilience to surface water flooding
- To promote growth that offers the best of urban and rural living by providing new homes and employment within the strong and resilient green setting

### 3 Growth Strategy

- To seek to support the prosperity of existing centres through development, recognising the services and facilities they provide
- To support an arc of employment around the east of Telford to take advantage of the connections to the national motorway and rail system and the West Midlands conurbation
- To address and target issues of social, economic and environmental deprivation
- through community employment initiatives, environmental interventions and improved housing
- To respond to the availability of land acquired for development by the Telford Development Corporation, mostly brownfield sites which are prepared for redevelopment.
- To take advantage of established and existing infrastructure, including schools and colleges that support learning, skills and leisure

Figure 3.1 Concept map



## 3 Growth Strategy



**3.10** This approach to development accords with the National Planning Policy Framework (NPPF) which promotes increasing the supply of housing and ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.

### Scale of growth

**3.11** We suggest a Plan target of circa 20,000 new homes, which includes 11,885 homes on sites with planning consent, resolution to permit or sites identified in an adopted development plan. This is based on an assessment of need and early consideration of our growth agenda for the 20 year plan period.

**Picture 3.1 Recent development in Horsehay, Telford**



**3.12** There is an upward trend in development; since 2011 the number of new homes completed in the borough has continued to grow with over 800 projected for 2013/14 and 1,000 projected for 2014/15. Employment opportunities have similarly continued to rise over the same period. The recent report *Cities Outlook 2014* (Centre for Cities) places Telford in the top three places nationally for increasing the supply of new housing stock and the creation of private sector jobs.

**3.13** Identifying a development target helps deliver the vision and objectives of the Plan and importantly continue the borough's success in attracting investment.

**3.14** This section focuses on work we are undertaking to identify a locally-derived housing target. The final housing target will then provide the basis for preferred site allocations over the Plan period.

**3.15** The Strategy & Options document proposed three options for growth for the Plan period (2011-2031). The responses received in relation to the consultation were broadly supportive of growth. We were asked to support its approach with a robust and justified evidence base on housing and employment need and ensure that the economic implications of growth levels are fully appreciated. We were also asked to demonstrate the deliverability of the scale of development proposed over the 20 year Plan period and be sure to assess any potential impact of growth on the quality and quantity of green spaces. While supporting the overall objective of growth, responses from a wide range of stakeholders (including neighbouring local authorities, the development industry and local residents) suggested that a more realistic Plan target lay between options 2 and 3.

**3.16** The Plan must strike a balance between promoting the delivery of growth and investment in the borough and meeting local needs, including the need to ensure an attractive and green living environment for all.

**3.17** In response to this, and to the government's stated policy in the National Planning Policy Framework, we are undertaking further technical work. This will include application of the latest national population and household projections that will be published later this year by Office for National Statistics (ONS). The use of this updated information as a basis for the objectively assessed need will allow us to ensure that the Plan fully meets the need for new homes as required by government. This assessed housing need, together, with the economic needs, will support the housing and employment proposals in the new local plan between 2011 and 2031. The requirement to undertake this work is based on advice set

## 3 Growth Strategy

out in the Planning Practice Guidance (PPG), issued only recently by the Government (March 2014).

### Stage 1: Assessing future needs

**3.18** Recognising that further work will be undertaken prior to the draft Plan, we will therefore, at this stage, apply the findings of the recent update to the Strategic Housing Market Assessment (SHMA) as the basis for the level of housing needed over the Plan period, as summarised here. It also provides a basis for the likely number of new sites that will be required to support delivery of a Plan target. The recently completed SHMA is considered to be in line with national planning policy and good practice. In particular, the key drivers for the assessment are the 2010-based population and 2008-based household projections issued by the Office for National Statistics (ONS). These have been applied for a number of key reasons; firstly, they cover the entire Plan period up to 2031; and secondly, they are considered to be the most robust household projections available, compared to the interim (2011-based) household projections which are driven by the recent economic recession and which move away from established trends in household formation. The findings of the assessment identify a need for approximately 18,600 additional homes up to 2031. It is important to note that this figure is derived from trend-based analysis, which means that there is an assumption that recent past trends will carry on unchanged into the future. In addition, the figure takes into account existing housing need within the borough. As stated above, it must also be noted that whilst the most recent national projections covering the Plan period have been used to underpin the SHMA, more up-to-date projections are to be issued by ONS later in 2014. Some re-assessment of the housing needs will therefore be carried out to take into account these revised projections prior to issuing the draft Local Plan. The revised SHMA is available to view on the website as part of this consultation stage ([www.telford.gov.uk/shapingplaces](http://www.telford.gov.uk/shapingplaces))

**3.19** An assessment of economic development needs will consider factors such as sectoral and employment forecasts and projections, demographically derived assessments of future employment needs and an analysis of the past take-up of employment land. This aspect of the work is important as the housing and employment growth targets will need to support each other and not restrict measures to meet housing need or restrain labour supply unnecessarily.

**Picture 3.2 Leegomery Local Centre, Telford**



### Stage 2: Translating assessed needs into a Local Plan target

**3.20** In the run up to the draft plan a number of factors need to be taken into account when translating needs into a Plan target:

- recognising that Telford's infrastructure was designed to cater for a substantially larger population (over 200,000);
- the aim to balance growth in the borough to deliver priorities, new homes and employment within the strong green setting;
- the economic growth aspirations of the emerging Local Plan and the overall support for growth received through the Strategy & Options consultation;

## 3 Growth Strategy



- the objective to increase delivery above past performance of completion rates seen over the longer term (approximately 700 dwellings each year on average between 1995 and 2013);
- the substantial supply of identified and serviced land and the scale of deliverability. The borough has over 600 acres of land available for employment development and has planning permission for 11,885 homes, supported by many national house builders who are committed to investment in the borough;
- the scale of affordable housing needs identified based on the most up to date evidence available;
- duty to cooperate as directed by government which requires us to consider the potential for supporting unmet housing and employment needs of neighbouring authorities;
- national planning policy objectives seeking to significantly boost housing supply;
- the impact of other factors that influence the calculation of a dwelling target, for example the number of vacant and second homes that exist.

**3.21** A growth target of circa 20,000 additional homes to be built over the Plan period (including existing consents, resolution to permit and sites identified in adopted development plans) is slightly higher than the assessed needs identified in paragraph 3.18. The various factors set out in paragraph 3.20 justify setting the Plan target above the assessed needs. This is in line with government planning policy objectives seeking to boost housing supply. Indeed, it would be inappropriate for us to adopt a Plan that merely delivers past trends.

**3.22** The target is lower than the 26,500 proposed at the Strategy & Options stage. Taking into consideration the comments received at this stage and subsequent evidential work, we believe that a target of circa 20,000 is more appropriate. Growth of this scale will balance the need for development while at the same time protecting the network of interconnected green open spaces.

**Picture 3.3 The Silkin Way footpath and cycle way in Telford & Wrekin**



## 4 Location of Development

### 4 Location of Development

**4.1** An important component of the Local Plan is effectively managing the location, type and amount of development delivered over the Plan period. This is supported by current government planning guidance which encourages local authorities to 'significantly boost housing supply' and promote positive growth (National Planning Policy Framework 2012). With regard to housing, local authorities are required to identify sites to satisfy both the provision of deliverable housing sites to meet a five year supply and to fulfil the remainder of the Plan period.

**4.2** With regards to economic development, paragraph 21 of the NPPF requires local planning authorities to 'set criteria, or identify strategic sites, for local and inward investment to match the (Local Plan) strategy and to meet anticipated needs over the Plan period.'

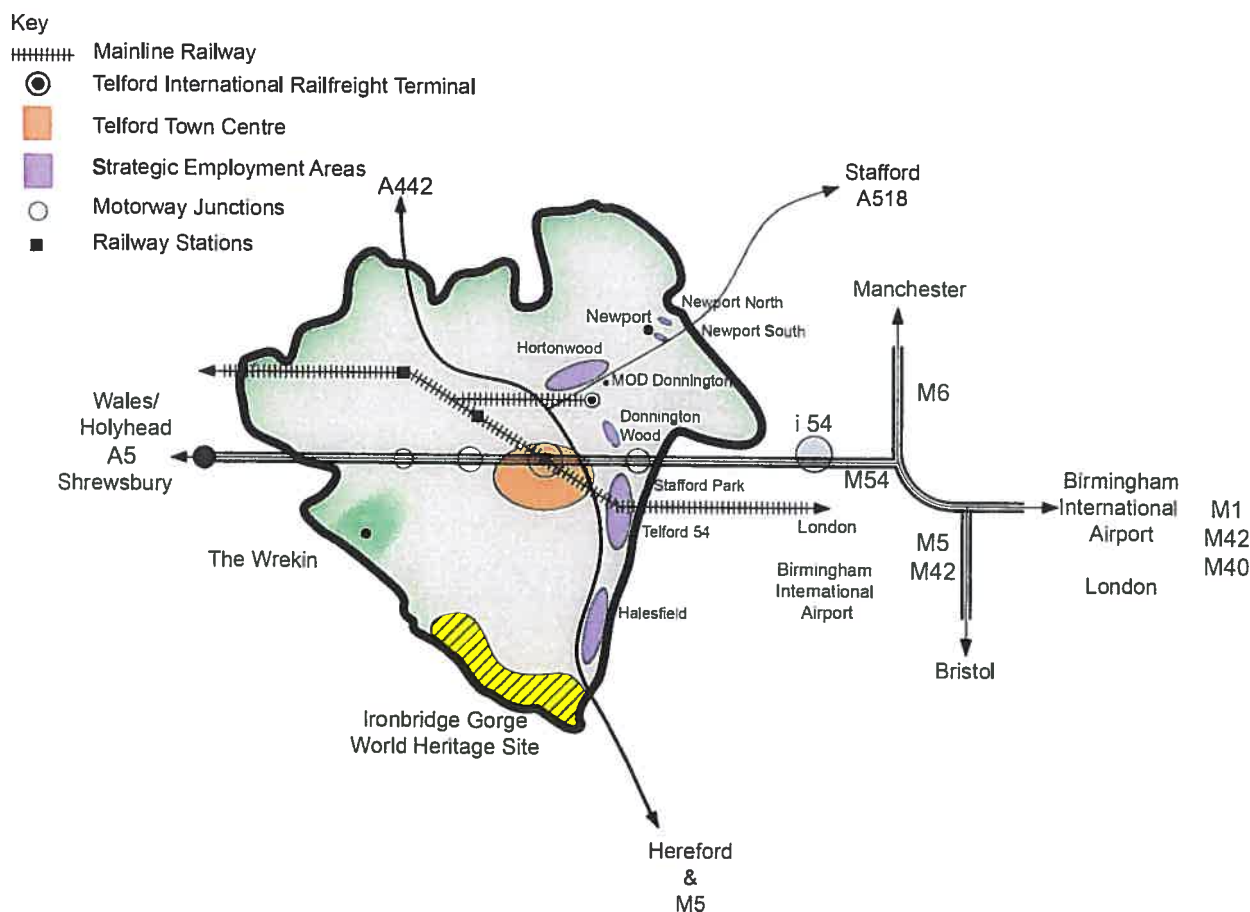
### Strategy & Options consultation

As presented at the Strategy & Options stage, the location of development will be guided by the strategic opportunities within the borough. As illustrated in figure 4.1, the borough is well connected.

Existing motorway and rail connections establish Telford as an important economic growth hub within the Midlands and a modern and uncongested road system provides people with fast and easy access to all areas of the borough and to all parts of the country.

During the Strategy & Options consultation we sought comments on our approach to the spatial distribution of development for housing and employment. Building on the strategic opportunities, three spatial distribution options for housing were proposed:

**Figure 4.1 Strategic connections**



## 4 Location of Development



- Option 1: Dispersed Development
- Option 2: Urban Concentration
- Option 3: Growth Hub

**Picture 4.1 Retail in Telford Town Centre**



**4.3** Broad support was given for Option 3: Growth Hub. This proposed a higher number of houses in the urban area, supported by development in the urban fringe and in the rural area.

**4.4** With regard to employment, the Strategy & Options consultation put forward a number of options for the location of economic development. Broad support was given to identifying specific sites and areas for employment development. In relation to Telford, comments suggested that a balanced approach was needed between directing employment development to areas of need, for example existing centres and areas where land supply is greatest - the existing industrial estates and employment parks. The comments relating to Newport suggested support for allocating additional employment land, provided that it was in the right location and had good transport access. With regard to the rural area most comments suggested directing larger scale employment developments to brownfield sites but allowing for smaller scale development throughout the area - for example through live/work units and the conversion of existing buildings.

### Identifying sites

#### Committed housing development

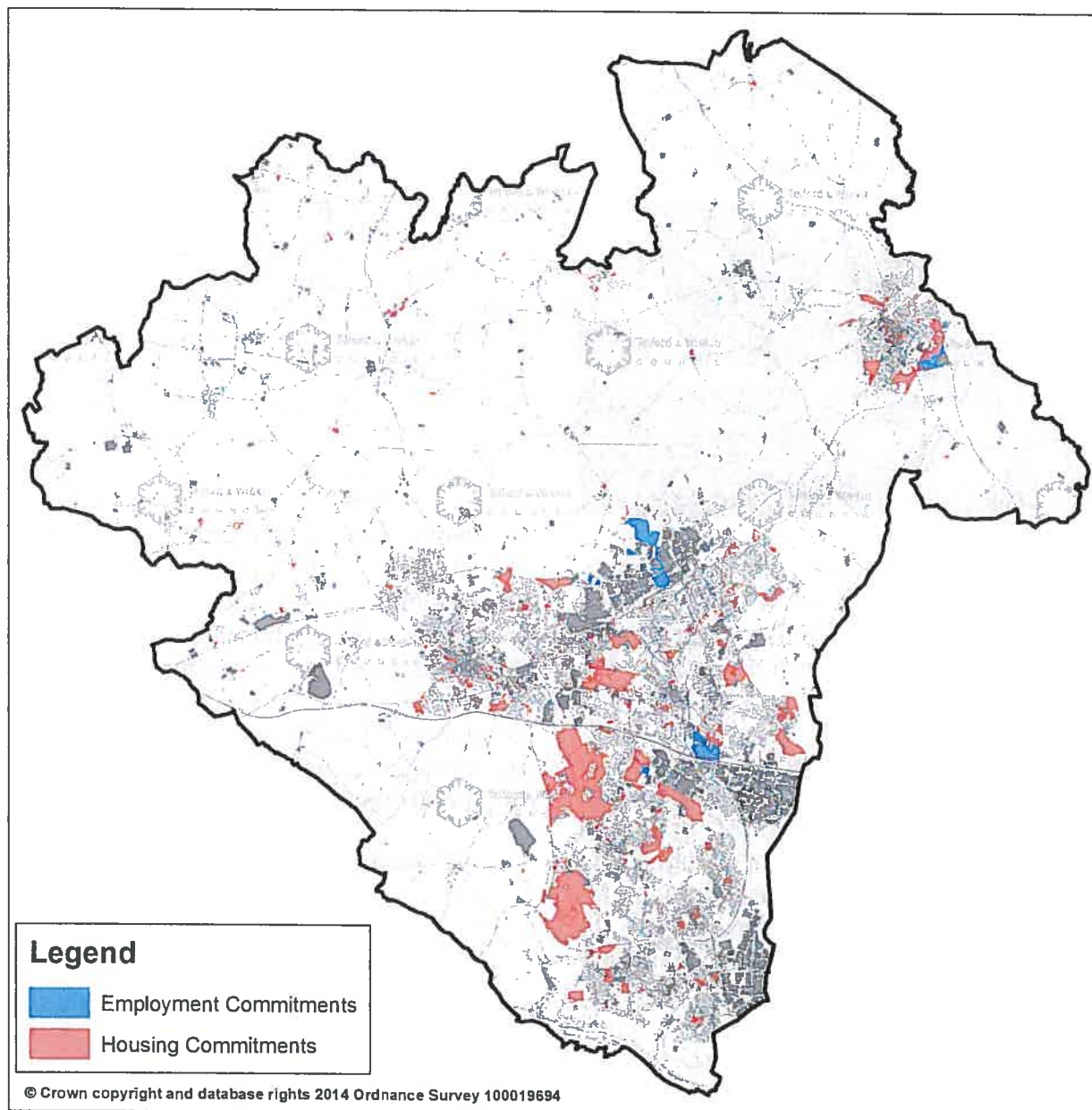
**4.5** 11,885 dwellings are committed as a result of sites that already have planning permission, resolution to permit or are identified in an adopted development plan such as the Central Telford Area Action Plan (CTAAP). For the purposes of this consultation this includes sites with a 'resolution to permit' i.e. where planning permission has been granted but as of February 2014 are awaiting completion of administrative issues (e.g. the signing of a legal agreement). The committed sites are shown on map 4.1. This map is updated as sites receive planning permission. A larger version of map 4.1 is available in appendix 1. As these sites already have planning permission they have already been subject to an open consultation process and are therefore shown for information only. What is clear, however, is that in light of so many commitments around 8,115 homes need to be identified to deliver our suggested target of 20,000 dwellings.

**Picture 4.2 Development in Newport**



## 4 Location of Development

**Map 4.1 Housing and Employment Commitments**



### Existing Allocations

**4.6** In addition to planning consents, there are those sites that are already allocated in an adopted statutory development plan, but which as yet have not been brought forward for development. The sites in question are identified in the Central Telford Area Action Plan (CTAAP), which was adopted in March 2011. For the purposes of this consultation it is proposed to roll forward the majority of the existing housing site allocations in CTAAP into the Local Plan. We consider that the

policies covering these sites are still valid in terms of their compatibility with the NPPF and the overall direction of change planned for in Telford as set out in CTAAP, which promotes the allocation of land to meet housing needs in sustainable locations to support the commercial development of the Town Centre. The CTAAP sites, therefore, have been included as part of the committed development shown on map 4.1 in Appendix 1.

## 4 Location of Development



**4.7** The recent economic recession and resulting impacts on the wider housing market however, have brought into question the planned level of housing identified across the Town Centre Core Area within CTAAP. It is our intention, therefore, to review the scale of housing identified here as part of the broader site allocations process.

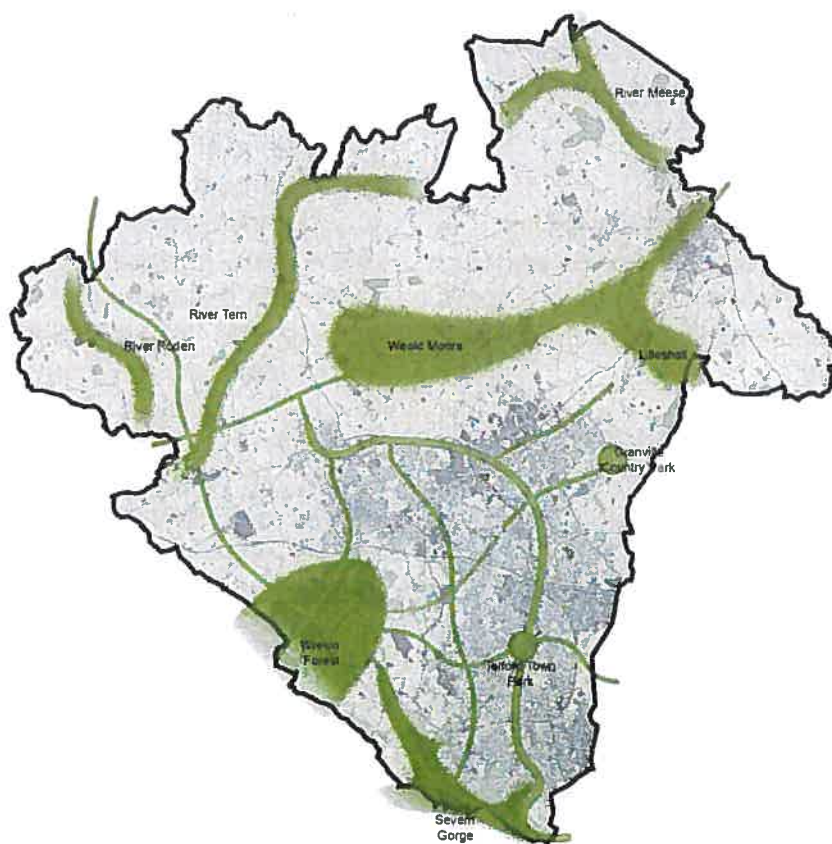
### Location of sites

**4.8** The location of development is informed by those sites that have the potential to meet the strategic aims of the Local Plan. Since the Strategy & Options consultation we have undertaken an assessment of the sites identified in the Strategic Housing Land Availability Assessment (SHLAA) (2012) and the Employment Land Review (Interim Report 2012 and updated to 2014) to assess

suitability for development and potential to be allocated within the Local Plan. The location of the sites draws on the strategic context established by the Strategy & Options document and the principles covered in section 3 of this document, balancing growth of the borough with the need to provide homes and jobs within the context of the strong green setting of the borough. The location of sites has been influenced by the location of existing green space which makes up over 90% of the borough and is higher than other UK towns.

**4.9** The green areas of the borough are complemented by a network of footpaths, cycleways and bridleways that includes the Silkin Way which together make up "green ways" that link all the principle areas of green open space.

**Figure 4.2 "Green Ways"**



## 4 Location of Development

**4.10** The "green ways" form part of a network of green spaces and natural features including a patchwork of local play spaces and informal green spaces including:

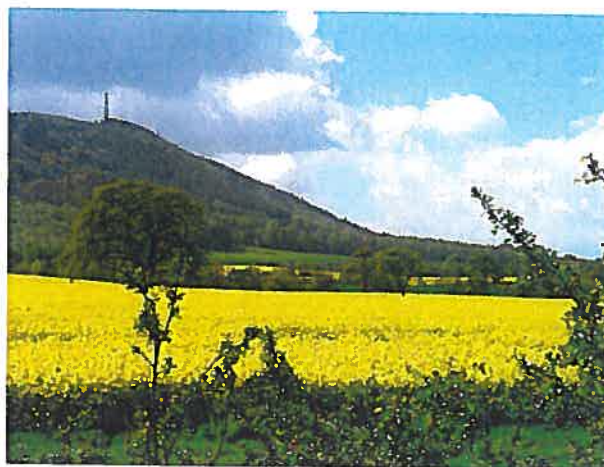
- Part of the Shropshire Hills Area of Outstanding Natural Beauty (AONB)
- 7 sites of Special Scientific Interest (SSSI)
- 5 Local Nature Reserves (LNR)
- 41 Local Wildlife Sites
- Telford Town Park
- Granville Country Park
- Wrekin Forest
- Local Parks
- Over 400 hectares of managed woodland
- Over 15 million trees in Telford giving tree cover of over 15% across the borough as a whole

**4.11** This natural environment is fundamental to well being, health and the economy and therefore we have been careful to avoid allocating sites on land of natural and recreational value.

**Picture 4.3 Telford Town Park Local Nature Reserve**



**Picture 4.4 View of the Wrekin & Ercall Site of Special Scientific Interest**



### Housing and employment sites

Appendix 3 summarises the proposed housing and employment sites identified. For the purposes of this document, where a site includes both housing and employment, it is referred to as mixed use.

#### Housing sites

**4.12** The sites identified recognise the importance of focusing the majority of housing growth around towns and villages to support local services and facilities and to strengthen and regenerate local communities. They also recognise the importance of the green open spaces and the complementary nature of green space and built development to create a high quality living and working environment. With 11,885 dwellings already committed through planning permissions we can be confident that the majority of green space within the borough will remain unchanged as a result of development in the future.

**4.13** The sites respond to the substantial amount of land that is publicly owned - land that was acquired for development by the Telford Development Corporation and is now held by the Homes and Communities Agency (HCA). Most of this land is made up of previously brownfield land and was granted planning permission for development by the Development Corporation for housing and

## 4 Location of Development



employment under Section 7.1 of the New Towns Act (1946). Planning permission granted under Section 7.1 is not time limited, however it is accepted that HCA land will be brought forward for development in the same way as land in private ownership, that is by seeking planning permission.

**4.14** The sites also recognise and respond to the development market's request to develop Sustainable Urban Extensions to help increase the choice for home buyers, developers and investors. The sites identified also allow for a level of growth in the rural area to help support a strong rural economy.

**4.15** While a definitive growth target will not be defined until later in the Plan's development, a target of circa 20,000 has been used to guide the number of housing sites identified at this stage.

**4.16** The proposed sites in this document total 9,986 homes, 23% more than the 8,115 new homes needed to deliver the target. This is to allow for discussions on site suitability during the consultation process and therefore help maintain some flexibility over the choice of sites taken forward to the draft plan stage. Following consultation, the sites will be refined to take into account comments received as well as more recent projections released by the Office for National Statistics.

### Employment sites

**4.17** The employment sites were identified using Telford & Wrekin's Employment Land Review (Interim Report 2012 and updated to 2014 to take into account planning consents and new site submissions) in addition to remaining site commitments and allocations identified in the Wrekin Local Plan and Central Telford Area Action Plan; vacant sites that were being marketed for employment development; and sites that have been submitted to us via the SHLAA call for sites in 2012. The sites have been assessed using criteria adapted from the previous Employment Land Reviews and in accordance with the Government's Employment Land Reviews Guidance Note (ODPM, 2004).

**4.18** No target has yet been set for the quantity of employment land to be considered for allocation. This will be considered alongside the amount of housing development proposed in the draft plan. Work is continuing to identify the need for employment development over the period to 2031. This complies with the government's national planning policy requirement for Council's to identify sites for local and inward investment and to meet anticipated needs over the Plan period.

**4.19** As shown on map 4.1 in Appendix 1, there are a number of sites already committed for employment use as they have planning permission and therefore help show commitment to inward investment.

**Picture 4.5 Employment use Stafford Park, Telford**

