

5 Housing Sites

5 Housing Sites

Proposed housing sites

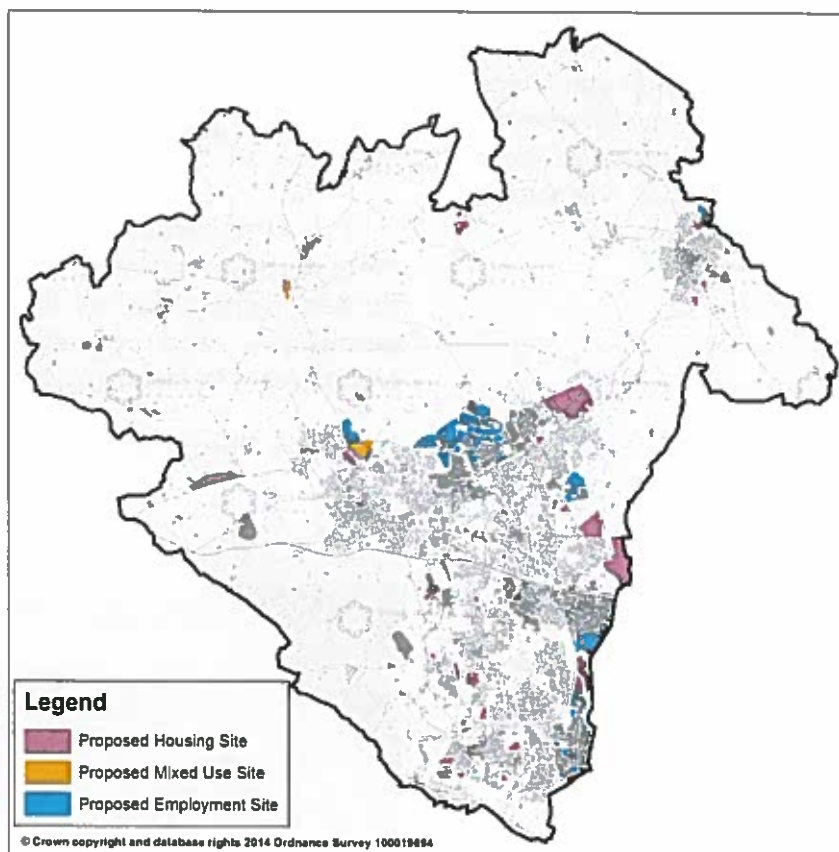
5.1 Sites presented in this section and illustrated on the map below are the outcome of a methodical site assessment process and are considered to have the greatest potential to help meet the aims of the Local Plan and address the housing needs of the borough in the most sustainable way. A larger print of map 5.1 is available in Appendix 2. Supplementary document *Proposed Housing and Employment Sites Selection* lists all housing sites considered and is available at www.telford.gov.uk/shapingplaces.

5.2 The housing sites have been grouped according to Parish or Town Council area for ease of reference. For each Parish or Town Council area that has proposed sites within it,

a map is provided showing the location of the sites identified, together with a table with information on each site, including site area (hectares) and estimated potential housing yield. The housing yields have been derived using information available to date and will be updated during the course of the site allocations work and consultation to take account of more detailed site information gained during the consultation process. Where a Parish or Town Council area does not have any proposed sites within it, no map or table is shown.

5.3 Each map also shows committed housing development and committed education development under the Building Schools for the Future programme. As these sites already have planning permission they have already completed an open consultation process and are therefore shown for information only.

Map 5.1 Proposed Housing and Employment Sites



5 Housing Sites

5

5.4 Allocating sites does not mean that this is the only development that can come forward within the borough over the Plan period. Alongside the more proactive management of growth through the Local Plan, planning applications can be submitted for development on sites not allocated. Policies within the Local Plan will help with the assessment of these applications as well as help promote housing and employment development in appropriate and sustainable locations to meet local needs and support the Plan's vision and aims. At the Strategy & Options stage we consulted on its proposed approach to a wide range of policy topic areas including housing, economic development, green infrastructure and transport. Comments received are being used to inform its work to produce policies for the Draft Plan.

5.5 Between now and the draft Plan the sites will be assessed fully including undergoing a sustainability appraisal and being considered alongside comments received through this consultation period.

Selection of housing sites

Picture 5.1 Recent development in Lightmoor, Telford



5.6 The starting point for the assessment of housing sites is the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identifies sites with housing potential and makes an assessment of how deliverable they are according to 'availability, suitability and achievability.' The proposed sites for development presented in this section are

derived from the list of sites recorded in our most recent database of sites, the 2012 Strategic Housing Land Availability Assessment (SHLAA) and with the benefit of more recent information including planning permissions.

5.7 The SHLAA sites were assessed according to criteria to help identify the sites with the greatest potential for housing development i.e. those sites which display the highest number of positive attributes and the least number of negative attributes. Please refer to the supplementary document *Proposed Housing and Employment Sites Selection* available on our website.

5.8 The following paragraphs explain the steps taken to identify the sites presented:

Stage one: Update to SHLAA (2012)

5.9 The first step in the process involved removing sites from the initial SHLAA site list using the following criteria:

- Sites that have received planning permission since the 2012 SHLAA
- Sites with a site area less than 0.5 hectares and/or with a potential yield of less than 10 units (on the basis that these sites are considered too small to warrant a site allocation)

Stage two: Desk top site assessment

5.10 This involved assessing the suitability of a site against a set of criteria. The assessment criteria are listed in the Supplementary Document *Proposed Housing and Employment Sites Selection* available on our website. The criteria have been cross-referenced for conformity with the Government's National Planning Policy Framework and how they relate to the strategic aims and objectives of the emerging Local Plan.

5 Housing Sites

- A positive criterion is where a site benefits from a factor such as being close to shops and facilities.
- A negative criteria is where a site is affected by a factor such as close proximity to a landfill site.

Stage three: Evaluation

5.11 The initial assessment involved a technical desk top assessment of sites. The purpose of the evaluation stage was to introduce specialist knowledge to help provide a more precise and accurate assessment of sites, identifying issues which were both site specific e.g. a water course or a highway issue.

Stage four: Making choices

5.12 The previous steps provided a basis on which sites could potentially come forward as site allocations. The choice has been informed by:

- the results of steps 1 - 3 and therefore the selection of sites which scored most highly against the selection criteria
- the relationship to the preferred percentage distribution for new housing described in the Shaping Places: Strategy & Options Document
- the ability for sites to be grouped and therefore masterplanned to maximise opportunities for growth and regeneration
- sites that contribute to the strategic aims and objectives of the emerging Local Plan
- sites which are allocated in the Central Telford Area Action Plan (CTAAP). Whilst these allocated sites confer a level of commitment to the development of the site for housing, they will be reviewed as part of the ongoing assessment of potential sites for housing.

5.13 For the purposes of the Shaping Places Strategy & Options document we adopted three strategic areas of urban, rural and urban fringe to help distinguish between different areas of the borough. While there is no universally agreed definition of a 'fringe' area, our use of the term 'urban fringe' referred to land which was immediately adjacent to the existing urban boundary. For greater precision, we have refined this term to refer to sites which are physically connected to the existing urban area and any site which is physically connected to those sites. They are described as 'Sustainable Urban Extensions.'

Picture 5.2 Recent development at Telford Millennium Community, Ketley, Telford

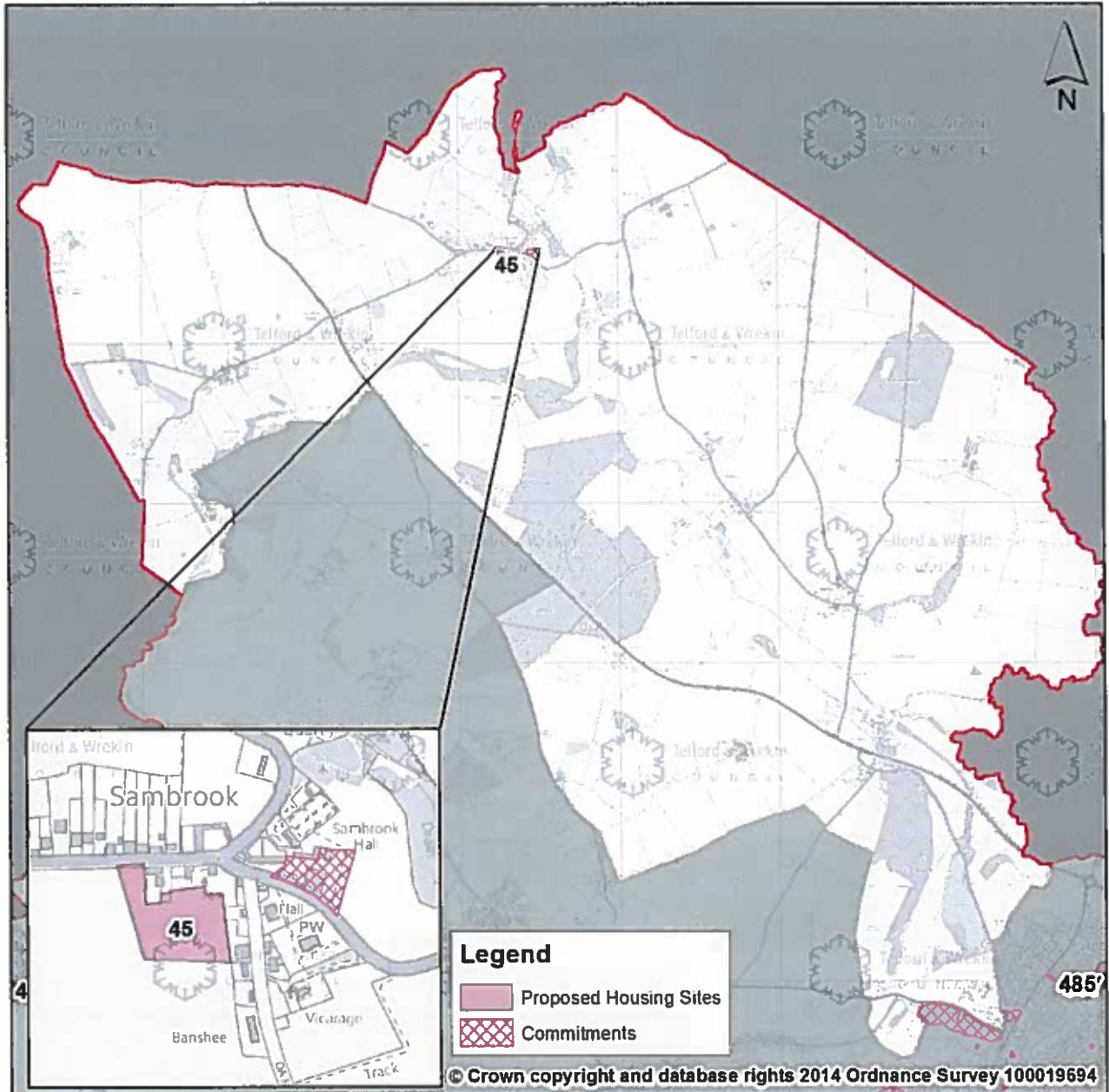


5 Housing Sites

5

5.1 Chetwynd

Map 5.2 Housing Sites in Chetwynd



5.14 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

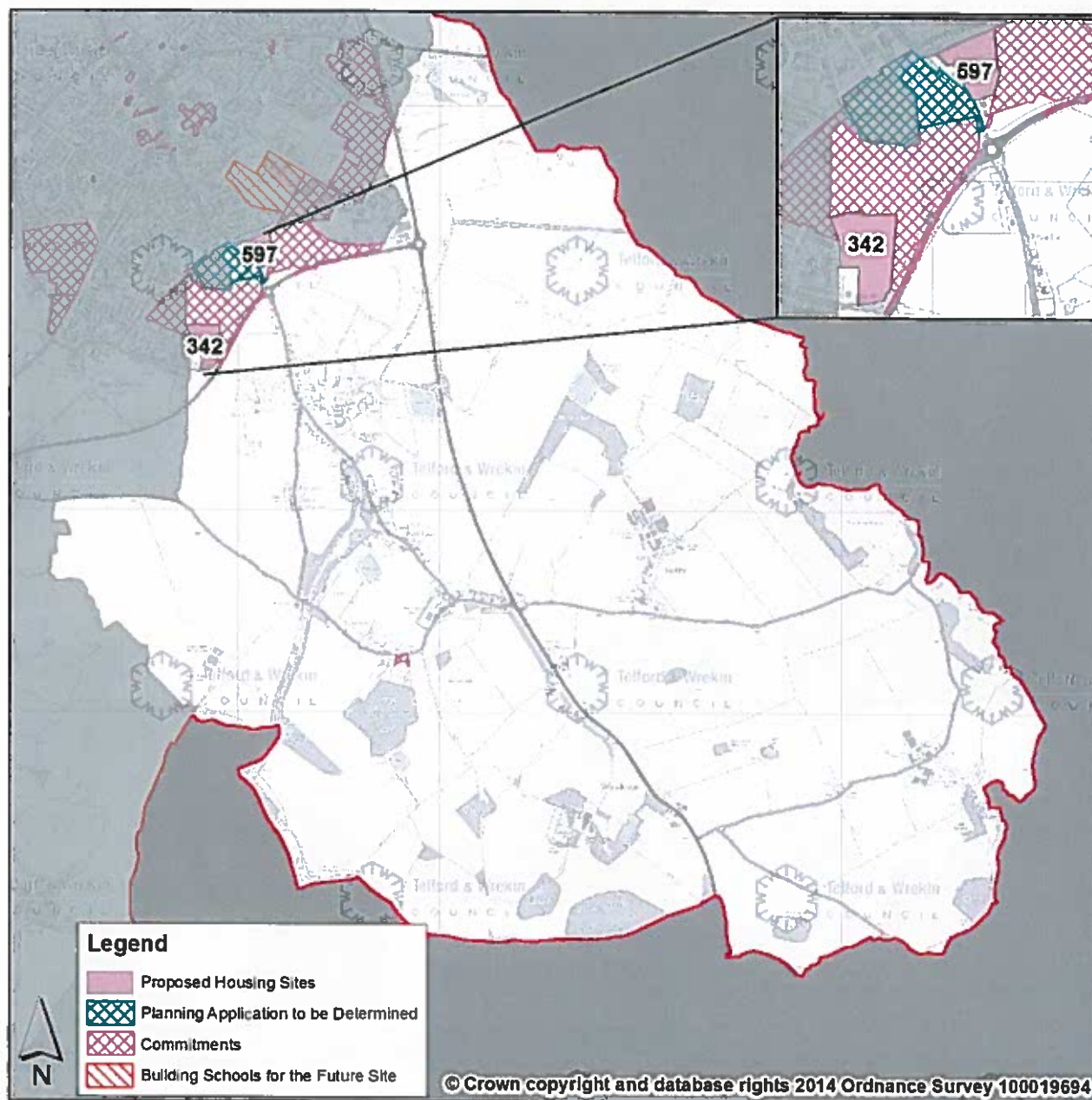
Table 1 Housing Sites in Chetwynd

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
45	Land south of 13 Sambrook	0.91	32

5 Housing Sites

5.2 Chetwynd Aston & Woodcote

Map 5.3 Housing Sites in Chetwynd Aston & Woodcote



5.15 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

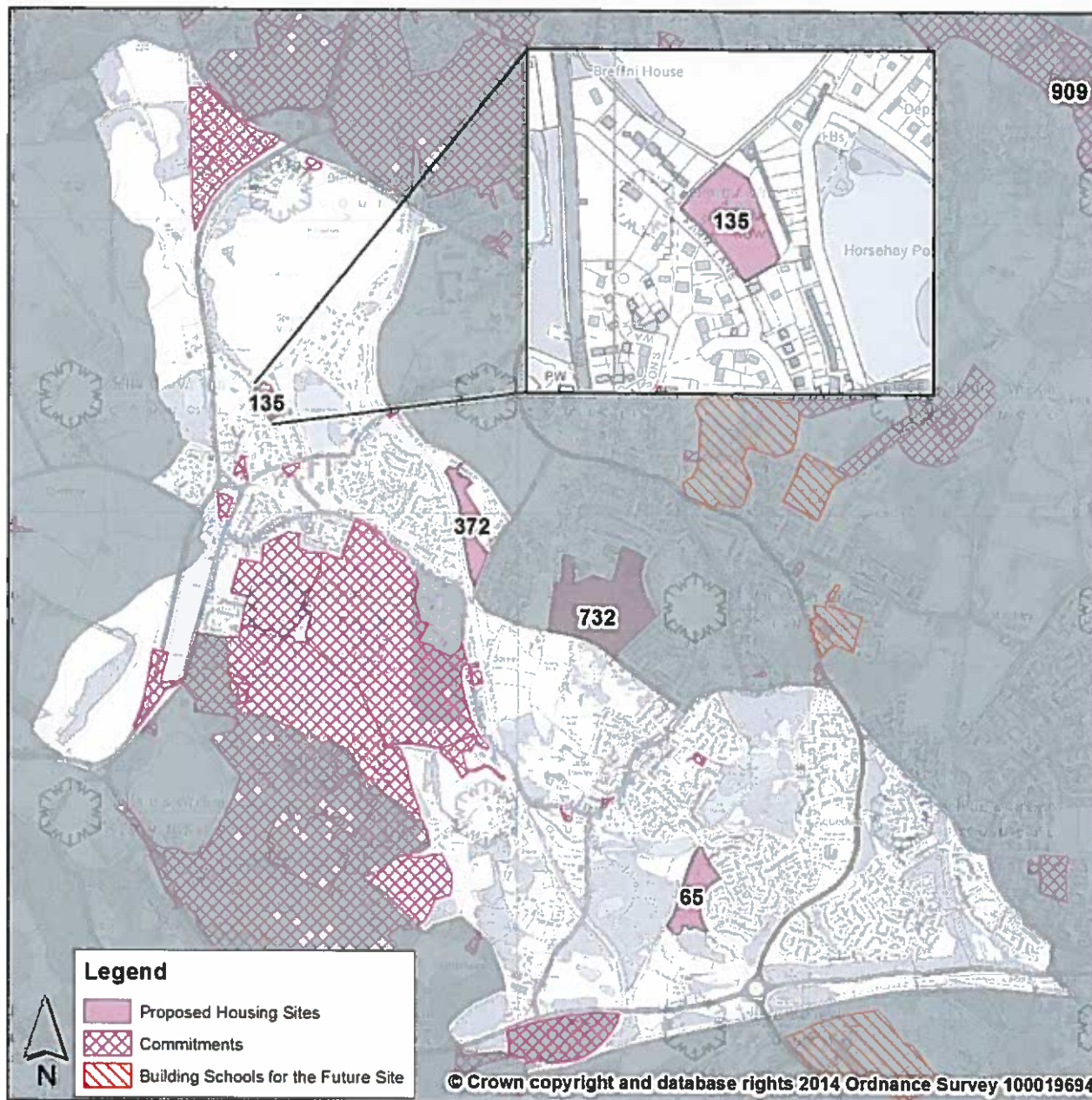
Table 2 Housing Sites in Chetwynd Aston & Woodcote

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
342	Land at Chartley, Newport	2.585	90
597	Land to rear of Willow Tree Cottage, Station Road, Newport	1.597	51

5 Housing Sites

5.3 Dawley Hamlets

Map 5.4 Housing Sites in Dawley Hamlets



5.16 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

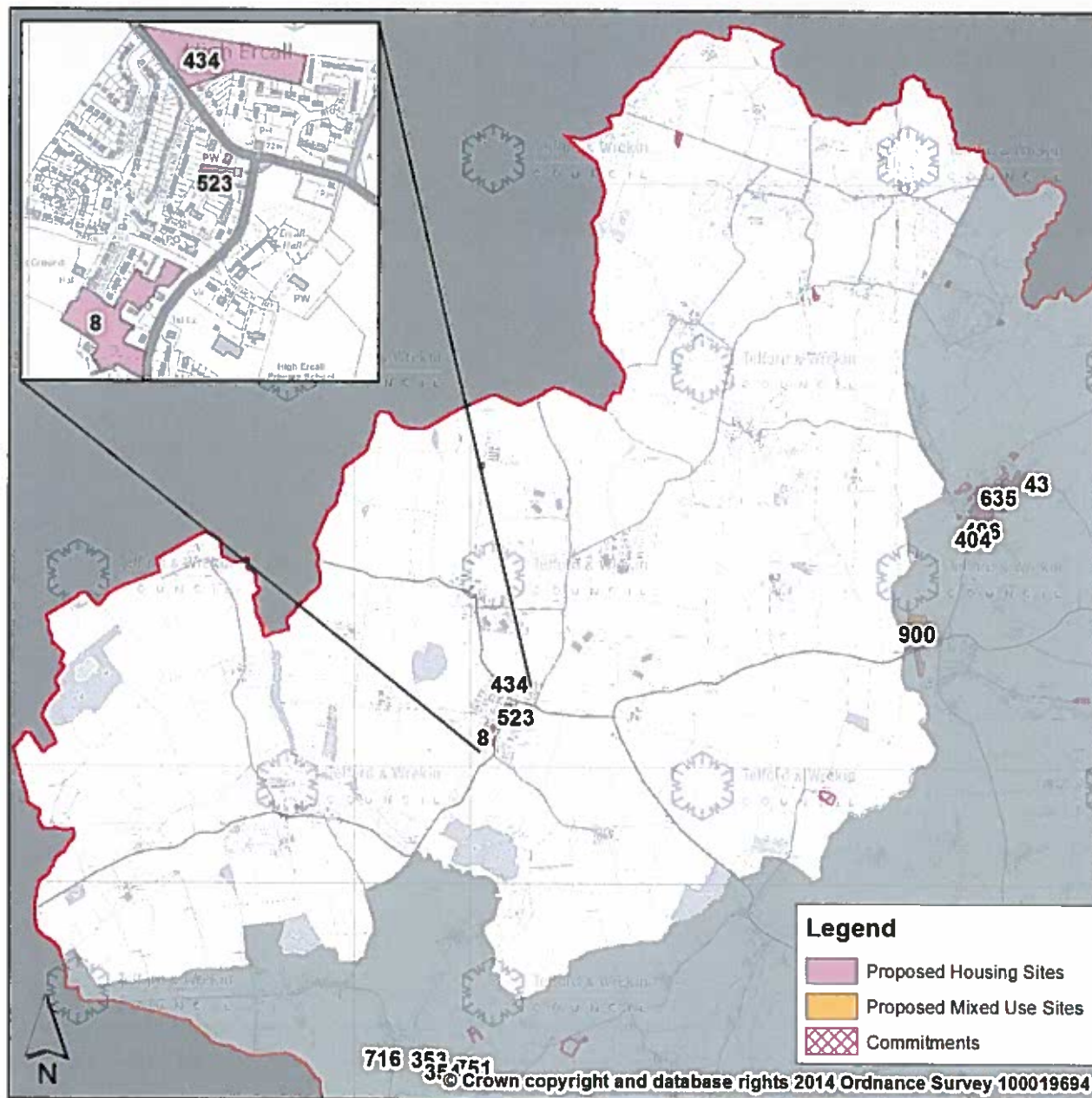
Table 3 Housing Sites in Dawley Hamlets

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
65	Land off Majestic Way, Aqueduct	2.553	89
135	Farm Lane 2, Horsehay	0.814	28
372	Plot D, Pool Hill Road, Dawley	2.769	78

5 Housing Sites

5.4 Ercall Magna

Map 5.5 Housing Sites in Ercall Magna



5.17 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

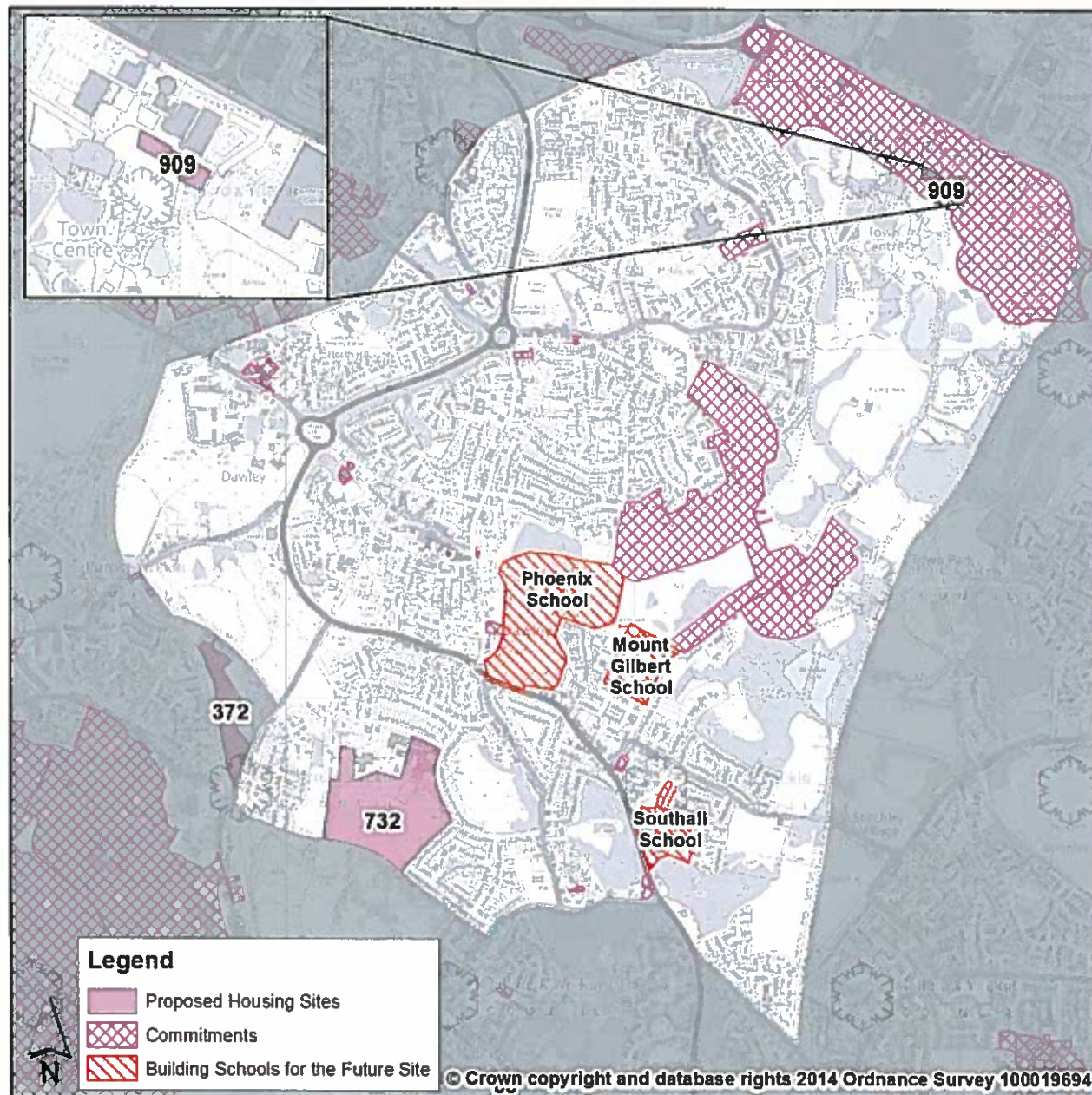
Table 4 Housing Sites in Ercall Magna

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
8	Land off Park Lane, High Ercall	1.478	52
434	High Ercall North	1.56	40
523	Sunnycroft	0.293	10

5 Housing Sites

5.5 Great Dawley

Map 5.6 Housing Sites in Great Dawley



5.18 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

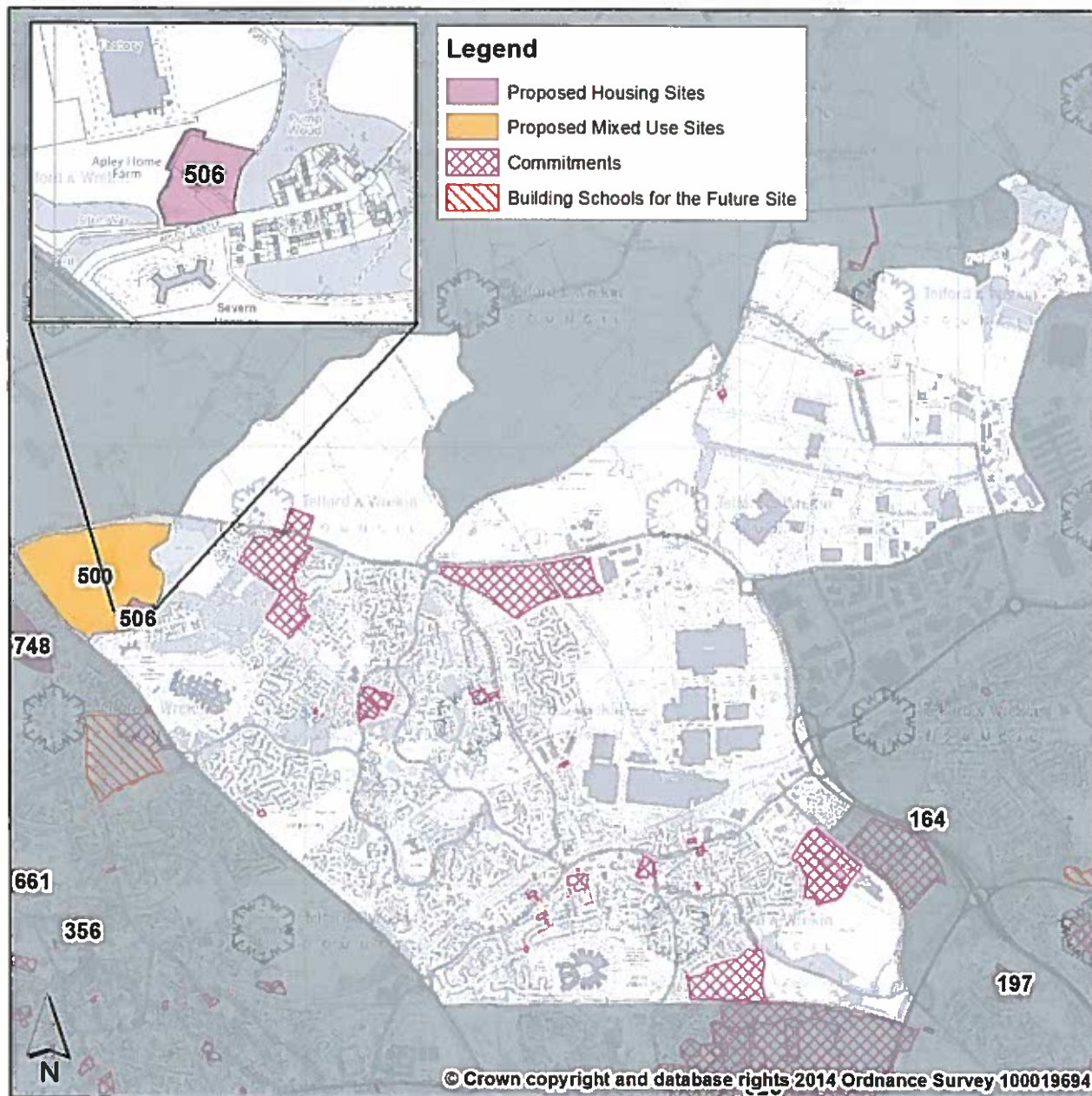
Table 5 Housing Sites in Great Dawley

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
732	The Former Phoenix Secondary School	9.006	315
909	Southwater	0.544	180

5 Housing Sites

5.6 Hadley and Leegomery

Map 5.7 Housing Sites in Hadley and Leegomery



5.19 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

Table 6 Housing Sites in Hadley & Leegomery

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
500	Maxell Expansion Land	24.038	500
506	Apley Home Farm	1.432	50

5 Housing Sites

5.7 Hollinswood & Randlay

Map 5.8 Housing Sites in Hollinswood & Randlay



5.20 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

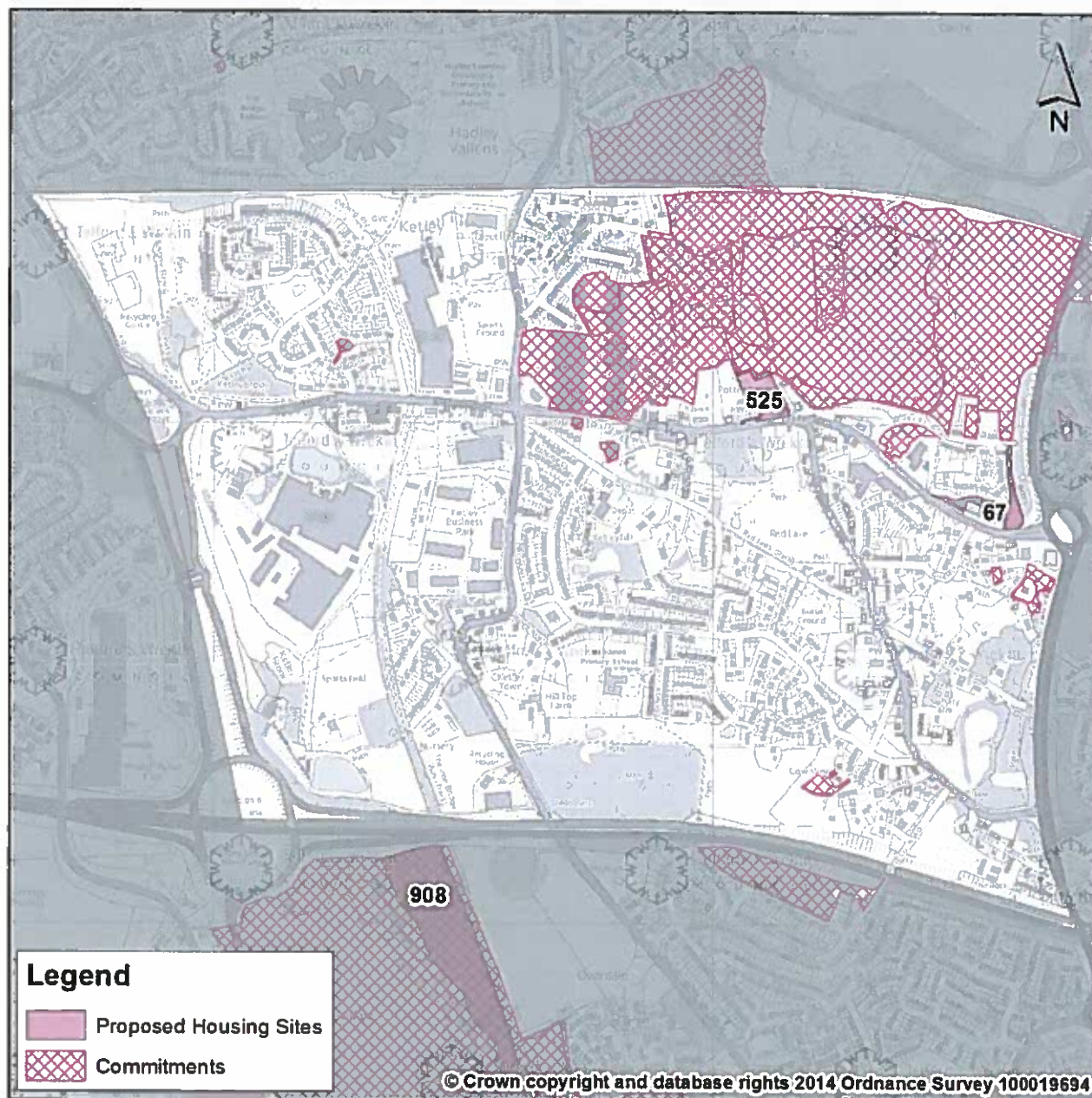
Table 7 Housing Sites in Hollinswood & Randlay

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
379	Nedge Hill Farm	7.3	256

5 Housing Sites

5.8 Ketley

Map 5.9 Housing Sites in Ketley



5.21 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

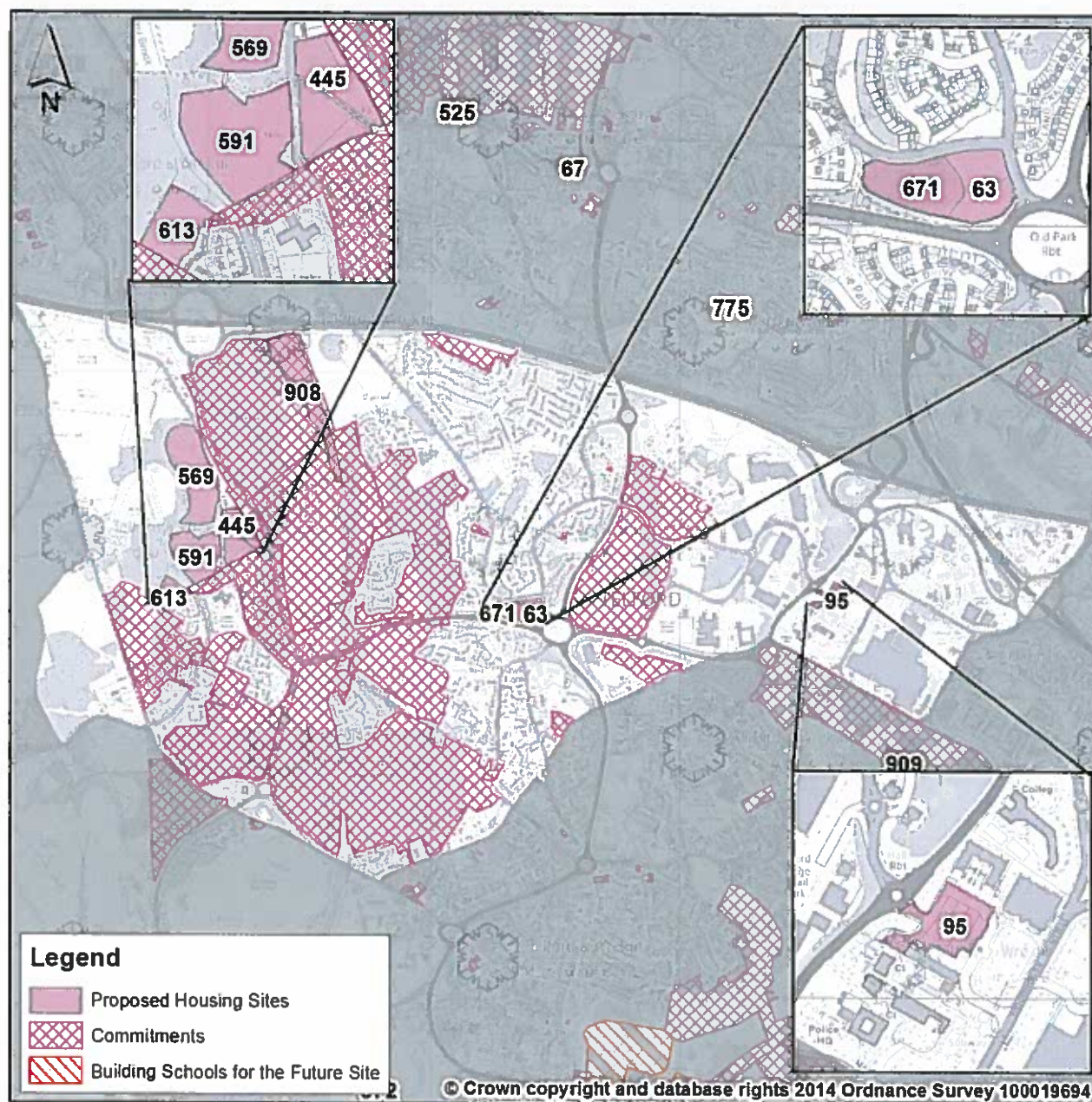
Table 8 Housing Sites in Ketley

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
67	Land between Holyhead Road and Ley Brook	0.541	19
525	88-102 Potters Bank, Holyhead Road, Ketley	0.64	22

5 Housing Sites

5.9 Lawley & Overdale

Map 5.10 Housing Sites in Lawley & Overdale



5.22 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

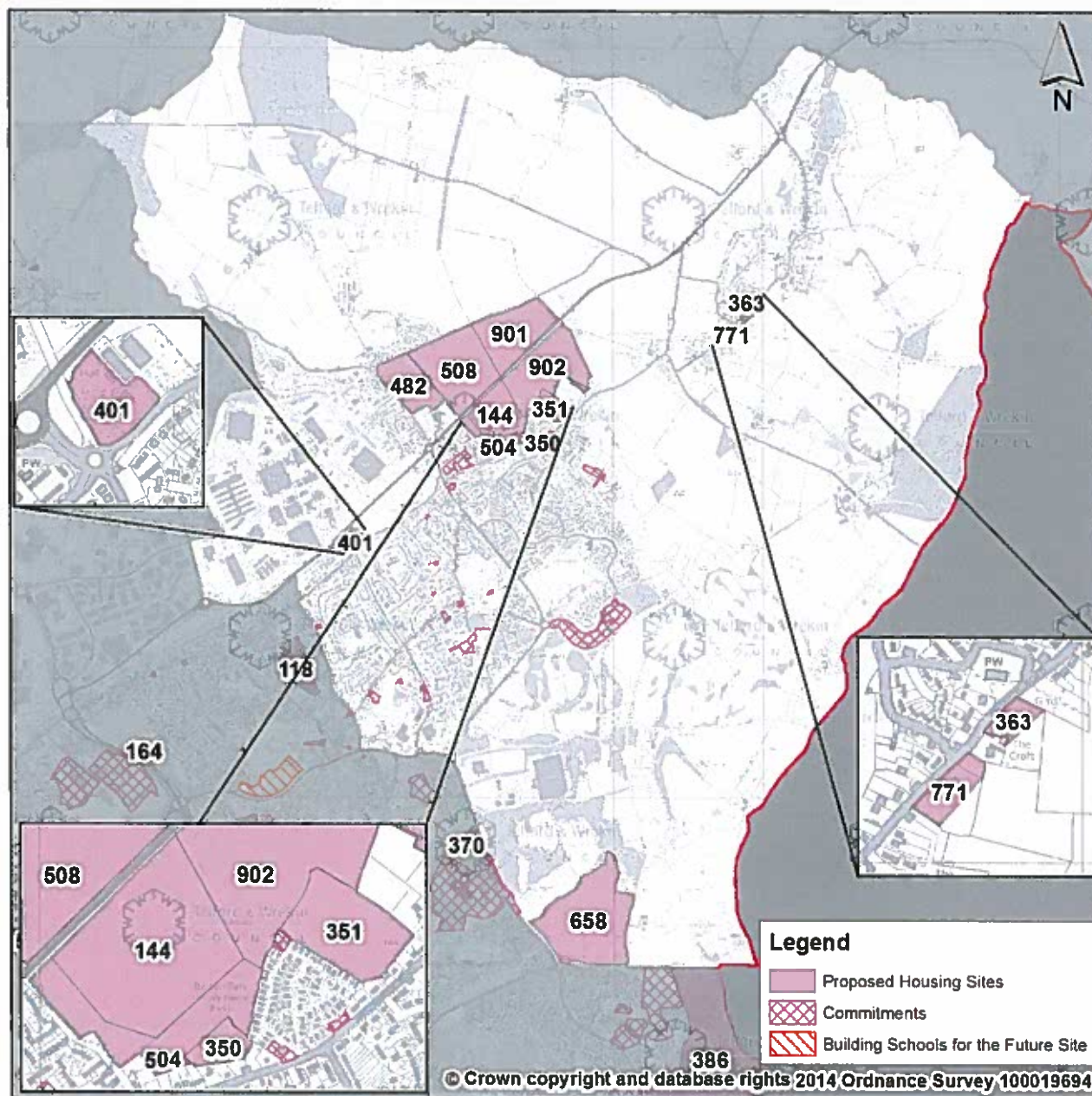
Table 9 Housing Sites in Lawley & Overdale

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
63	Land at Old Park Roundabout	0.673	24
95	Hall Park car park off Hall Park Way	0.997	35
445	Lawley Drive	2.284	80
569	Lawley Village North - Phase IV	5.233	183
591	Lawley Village North - Phase III	3.266	114
613	Lawley Village West - Phase II	1.099	38
671	Land at Rock Road, The Rock	0.77	26
908	Land north of Synders Way, Lawley	4.497	157

5 Housing Sites

5.10 Lilleshall, Donnington & Muxton

Map 5.11 Housing Sites in Lilleshall, Donnington & Muxton



5.23 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

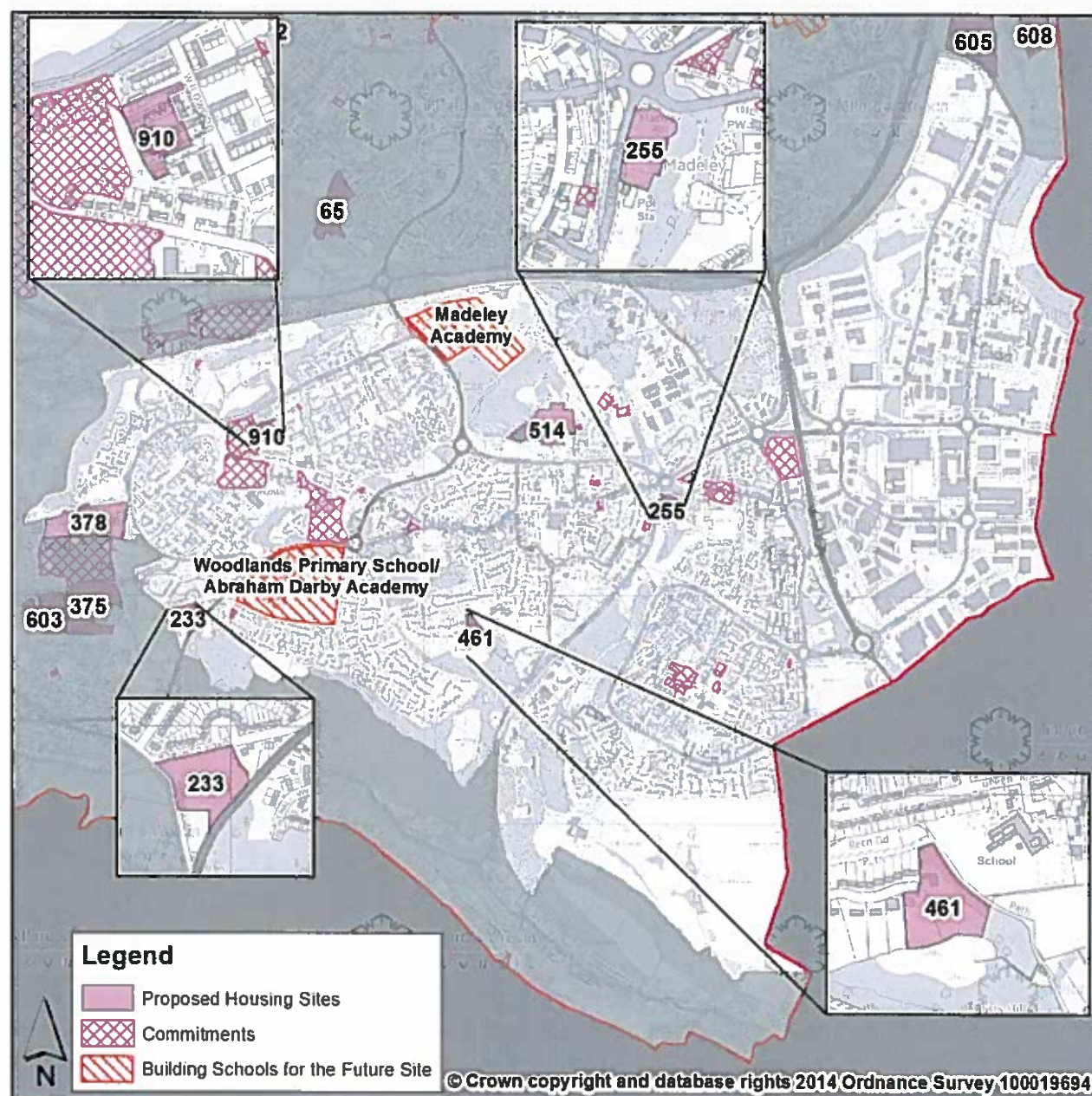
Table 10 Housing Sites in Lilleshall, Donnington & Muxton

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
144	Land South of New Trench Road, Donnington	7.559	265
350	Site 87, Breton Park Extension	0.653	23
351	Site 88, Wellington Road, Donnington	3.019	106
363	Land at Church Road, Lilleshall	0.33	10
401	Land adjacent to Wellington Road, Donnington	1.137	40
482	Land at Station Road, Donnington	9.731	339
504	Donnington Farm	3.433	120
508	Land North of New Trench Road, Donnington	19.998	700
658	Land north of Redhill, Watling Street	30.753	450
771	Land at, Church Road, Lilleshall	0.579	10
901	Land North of A518, Donnington, Telford	14.65	513
902	Land South of A518, Donnington, Telford	17.56	615

5 Housing Sites

5.11 Madeley

Map 5.12 Housing Sites in Madeley



5.24 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

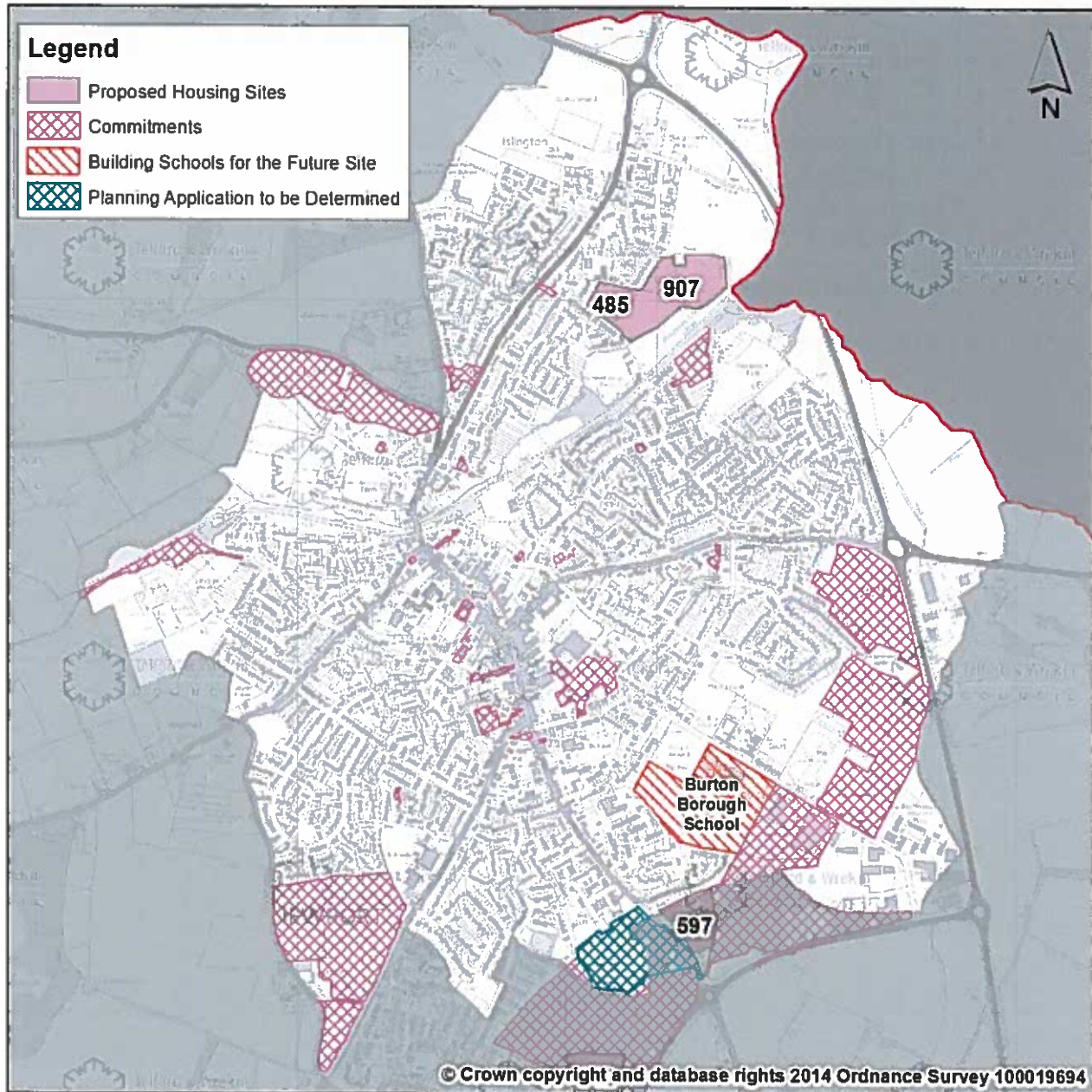
Table 11 Housing Sites in Madeley

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
233	West of Ironbridge Road	1.145	40
255	Overspill Car Park, Legges Way, Madeley	0.72	25
378	West of Woodside Avenue	4.221	148
461	Site at Lees Farm Drive, Madeley	1.278	44
514	Former Madeley Court School Site	5.878	133
910	Wildwood Development Site, Woodside	0.661	25

5 Housing Sites

5.12 Newport

Map 5.13 Housing Sites in Newport



5.25 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

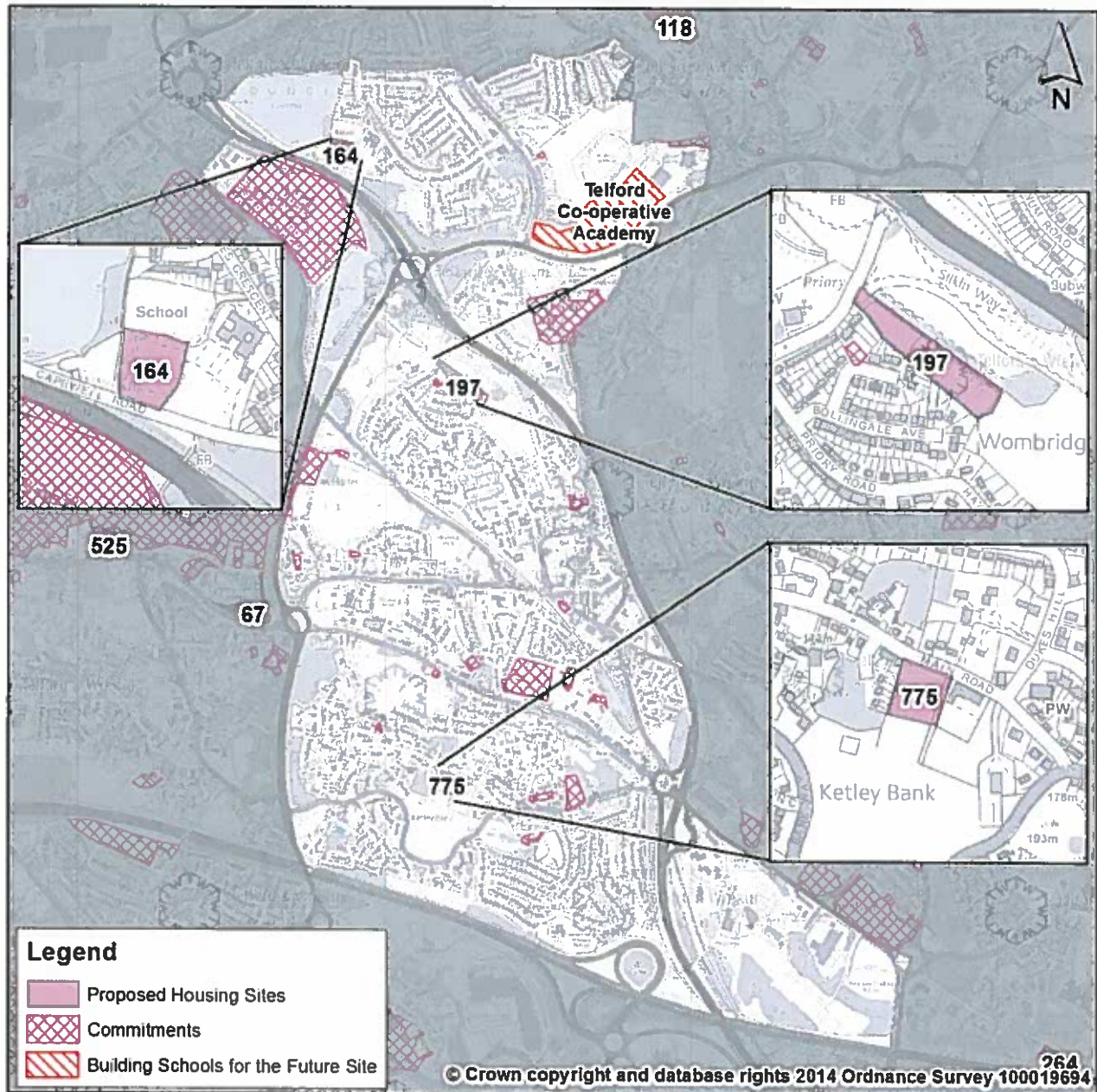
Table 12 Housing Sites in Newport

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
485	Land south of Beechfields Way	1.009	35
907	Land to Rear of Beechfields Way, Newport	4.255	149

5 Housing Sites

5.13 Oakengates

Map 5.14 Housing Sites in Oakengates



5.26 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

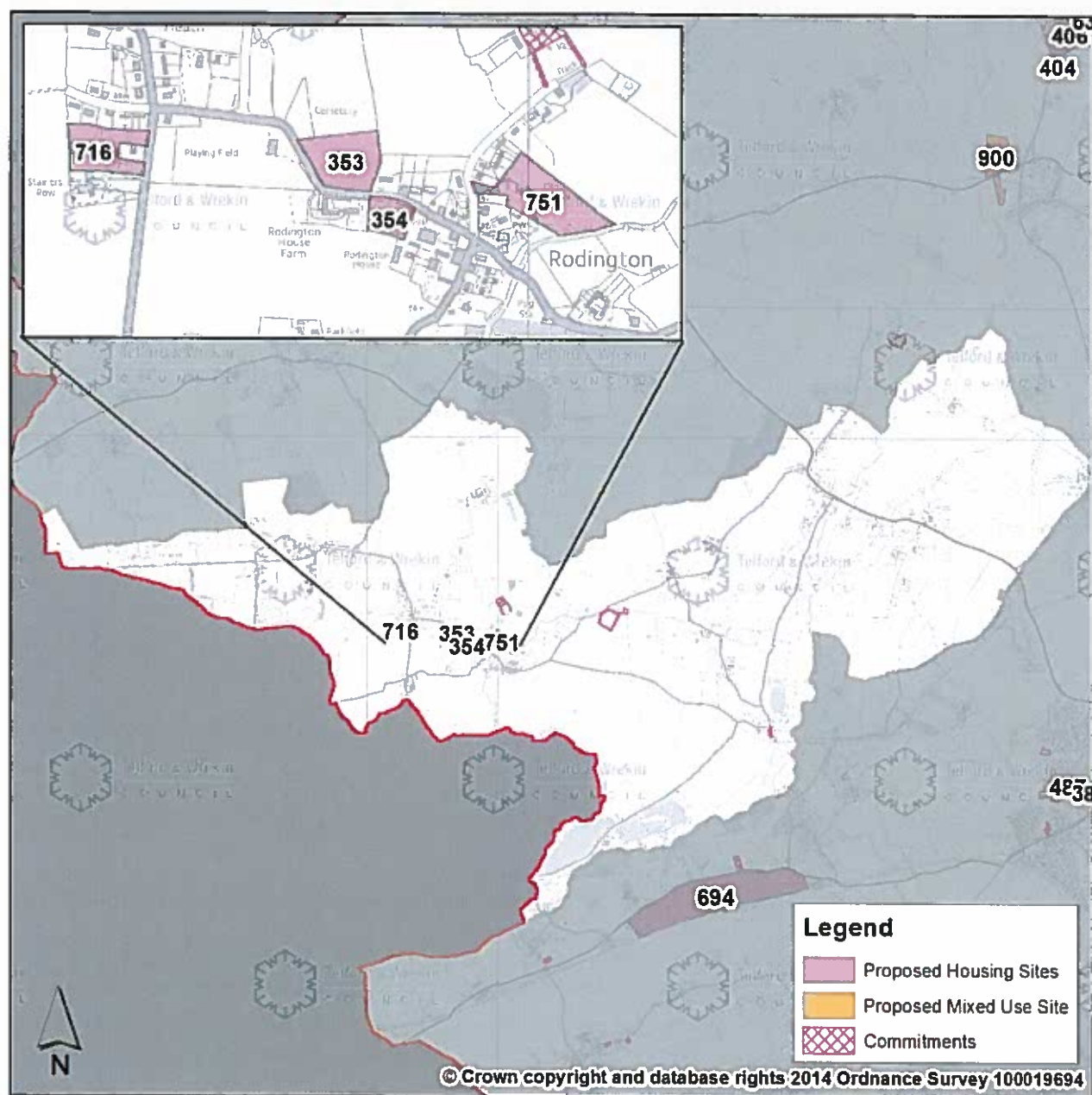
Table 13 Housing Sites in Oakengates

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
164	Land adjacent to Teagues Bridge Primary School, Capewell Road	0.556	19
197	Land off Wombridge Road, Wombridge	0.707	24
775	Former Church, Main Road, Ketley Bank	1.03	14

5 Housing Sites

5.14 Rodington

Map 5.15 Housing Sites in Rodington



5.27 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

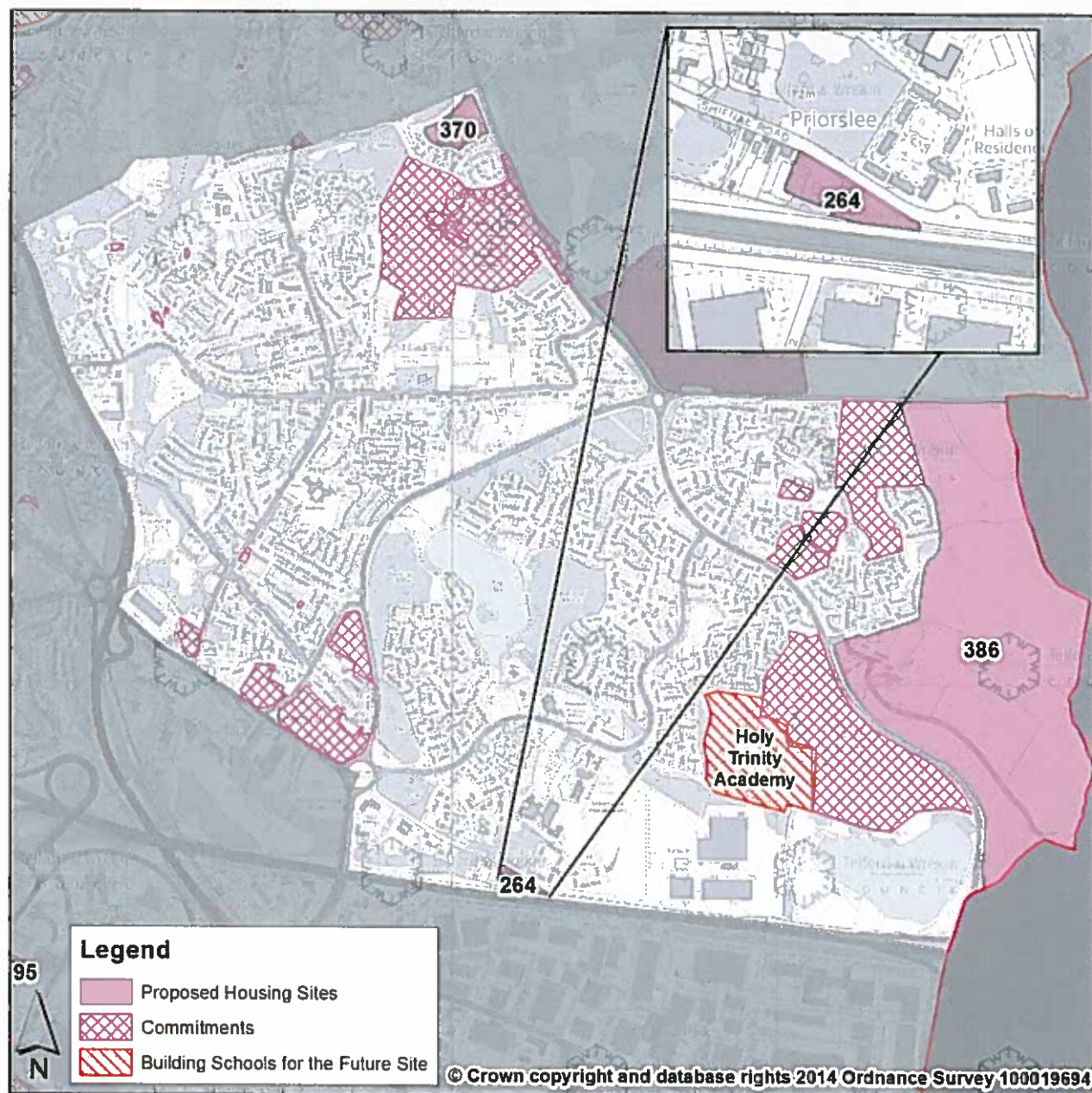
Table 14 Housing Sites in Rodington

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
353	Site 114, Rodington	1.122	12
354	Site 113, Rodington	0.468	16
716	Land at Fairways, Rodington Heath	0.929	33
751	Land to the rear of Emlea, Rodington	1.462	51

5 Housing Sites

5.15 St. Georges & Priorslee

Map 5.16 Housing Sites in St. Georges & Priorslee



5.28 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

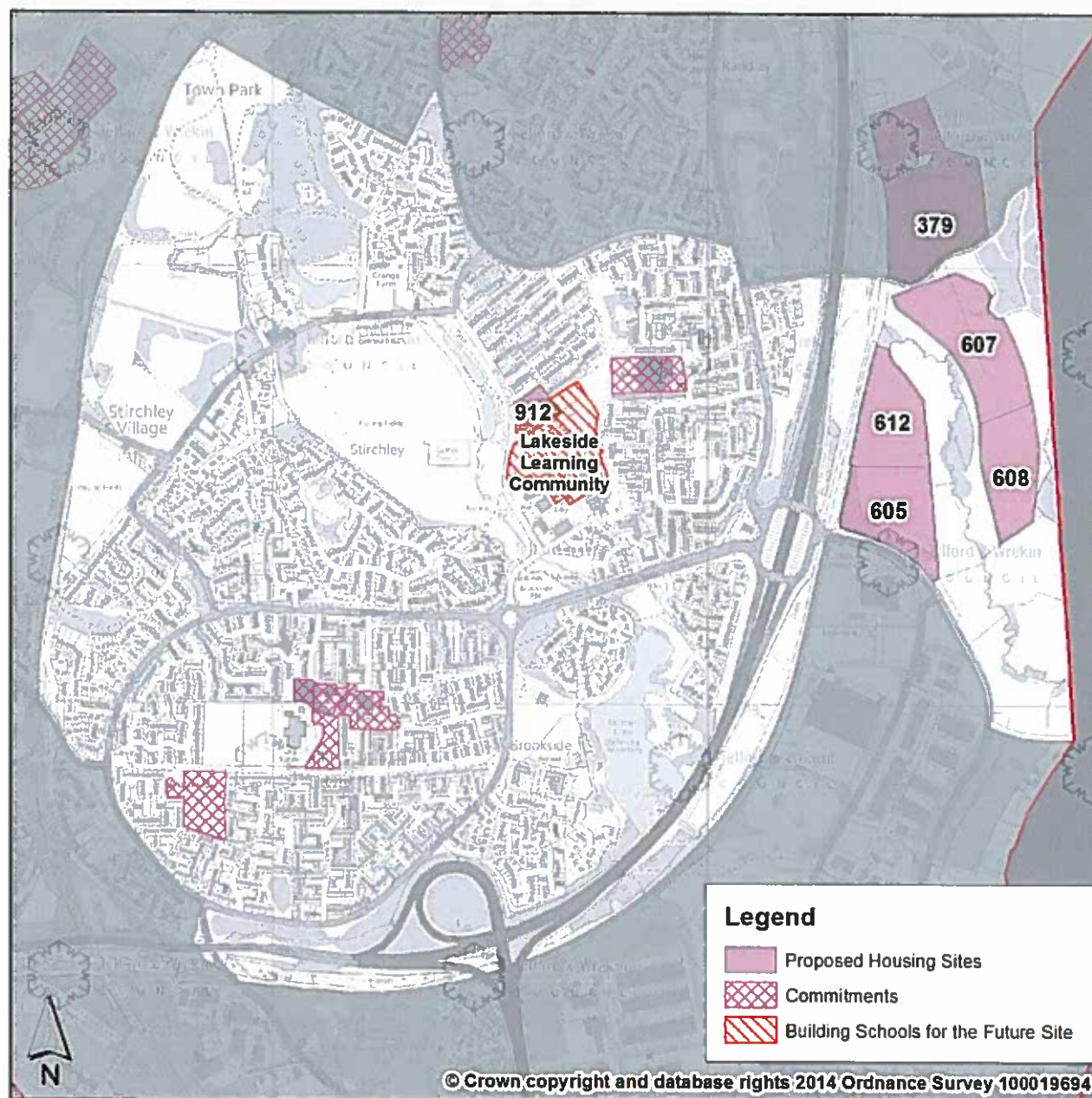
Table 15 Housing Sites in St. Georges & Priorslee

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
264	West of Campus, Shifnal Road, Priorslee	0.57	30
370	Daisy Bank Drive, St Georges, Donnington	1.808	35
386	Woodhouse, Priorslee	61.424	1100

5 Housing Sites

5.16 Stirchley & Brookside

Map 5.17 Housing Sites in Stirchley & Brookside



5.29 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

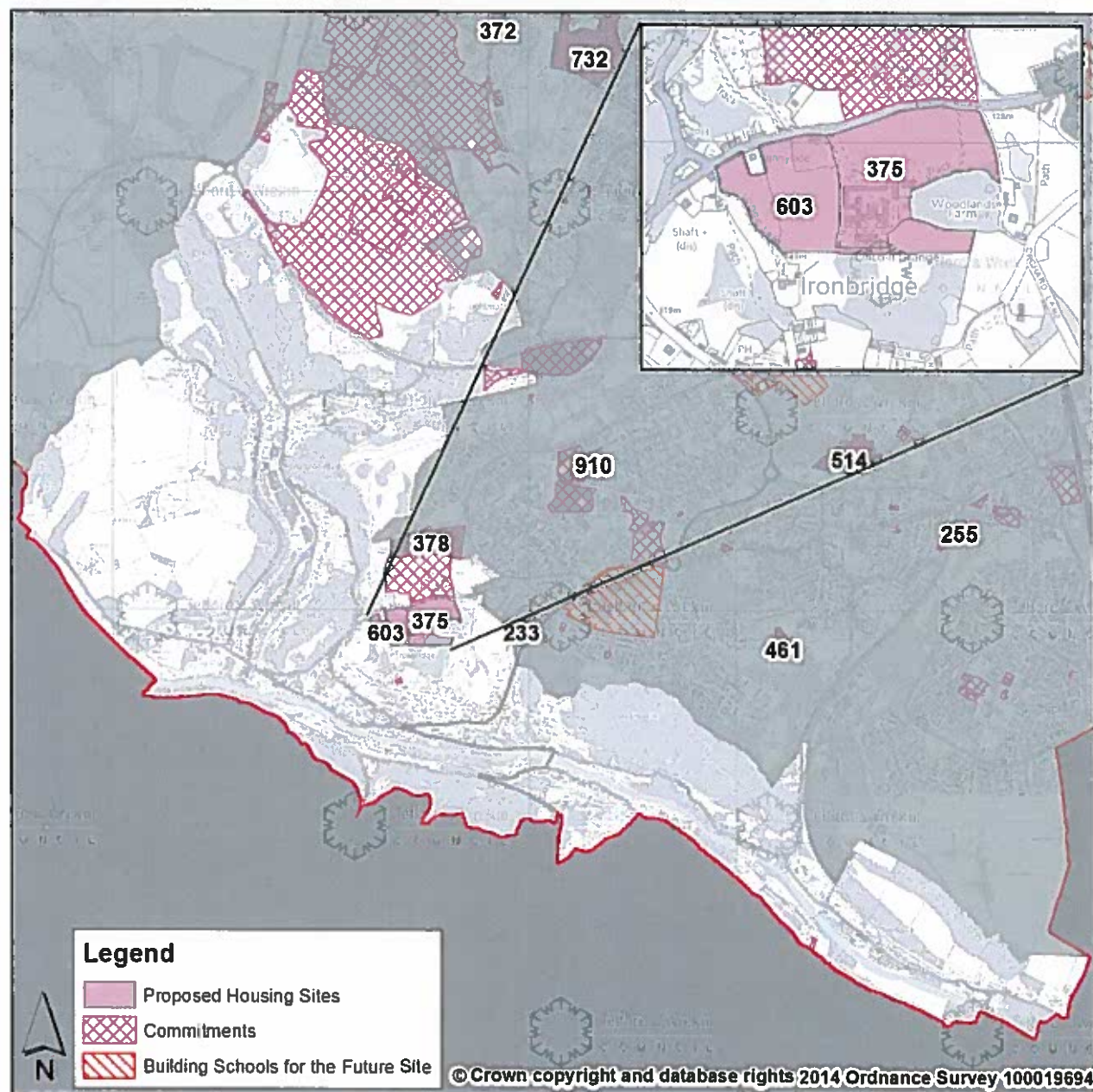
Table 16 Housing Sites in Stirchley & Brookside

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
605	Land south of the Nedge, Phase I	3.979	139
607	Land south of the Nedge Phase IV	5.276	185
608	Land south of the Nedge, Phase III	3.319	116
612	Land south of the Nedge, Phase II	3.51	123
912	The Former Swan Centre, Grange Avenue, Stirchley	0.707	21

5 Housing Sites

5.17 The Gorge

Map 5.18 Housing Sites in The Gorge



5.30 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

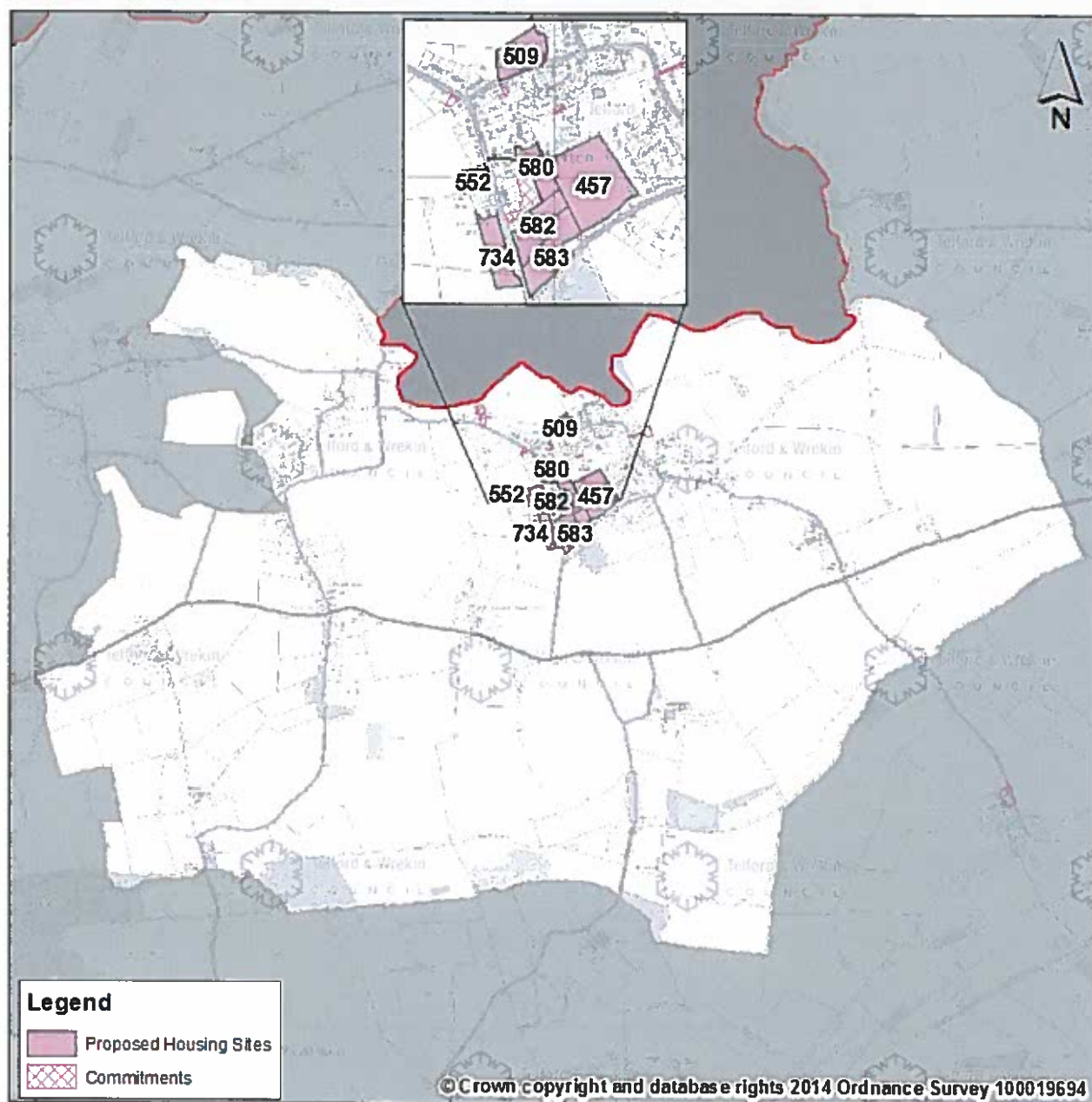
Table 17 Housing Sites in The Gorge

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
375	Beeches Hospital	3.418	120
603	Land adjacent to The Beeches Hospital	3.069	107

5 Housing Sites

5.18 Tibberton & Cherrington

Map 5.19 Housing Sites in Tibberton & Cherrington



5.31 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

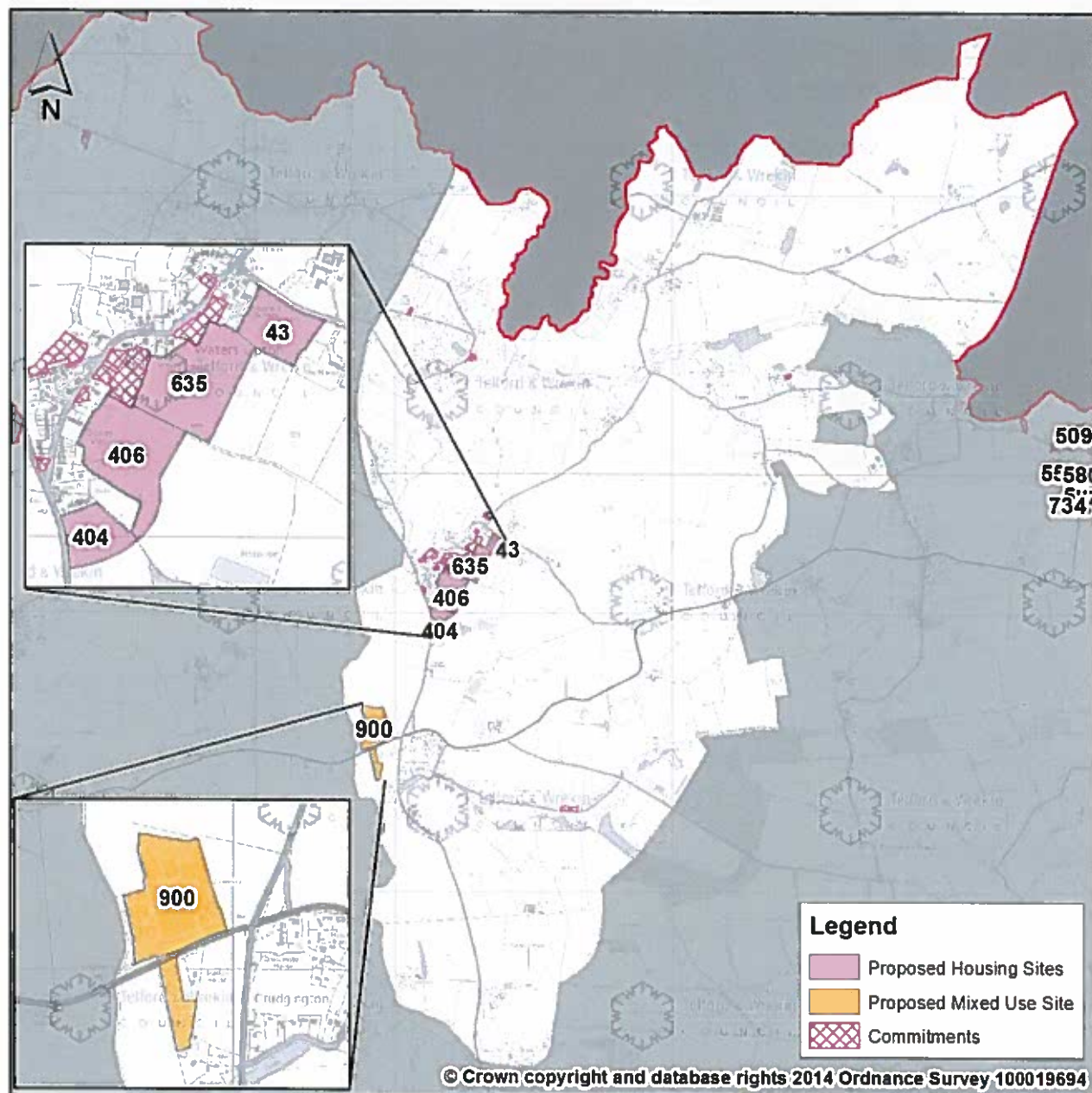
Table 18 Housing Sites in Tibberton & Cherrington

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
457	Plantation - 5, Tibberton	2.991	50
509	Opposite Tibberton Shop	1.056	37
552	Sutherland Farm Tibberton	0.413	14
580	Plantation - 1, Tibberton	0.77	28
582	Plantation - 3, Tibberton	1.104	38
583	Corner of Plantation Road and Back Lane, Tibberton	1.372	25
734	Site 2 at Sutherland Farm, Tibberton	0.964	34

5 Housing Sites

5.19 Waters Upton

Map 5.20 Housing Sites in Waters Upton



5.32 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

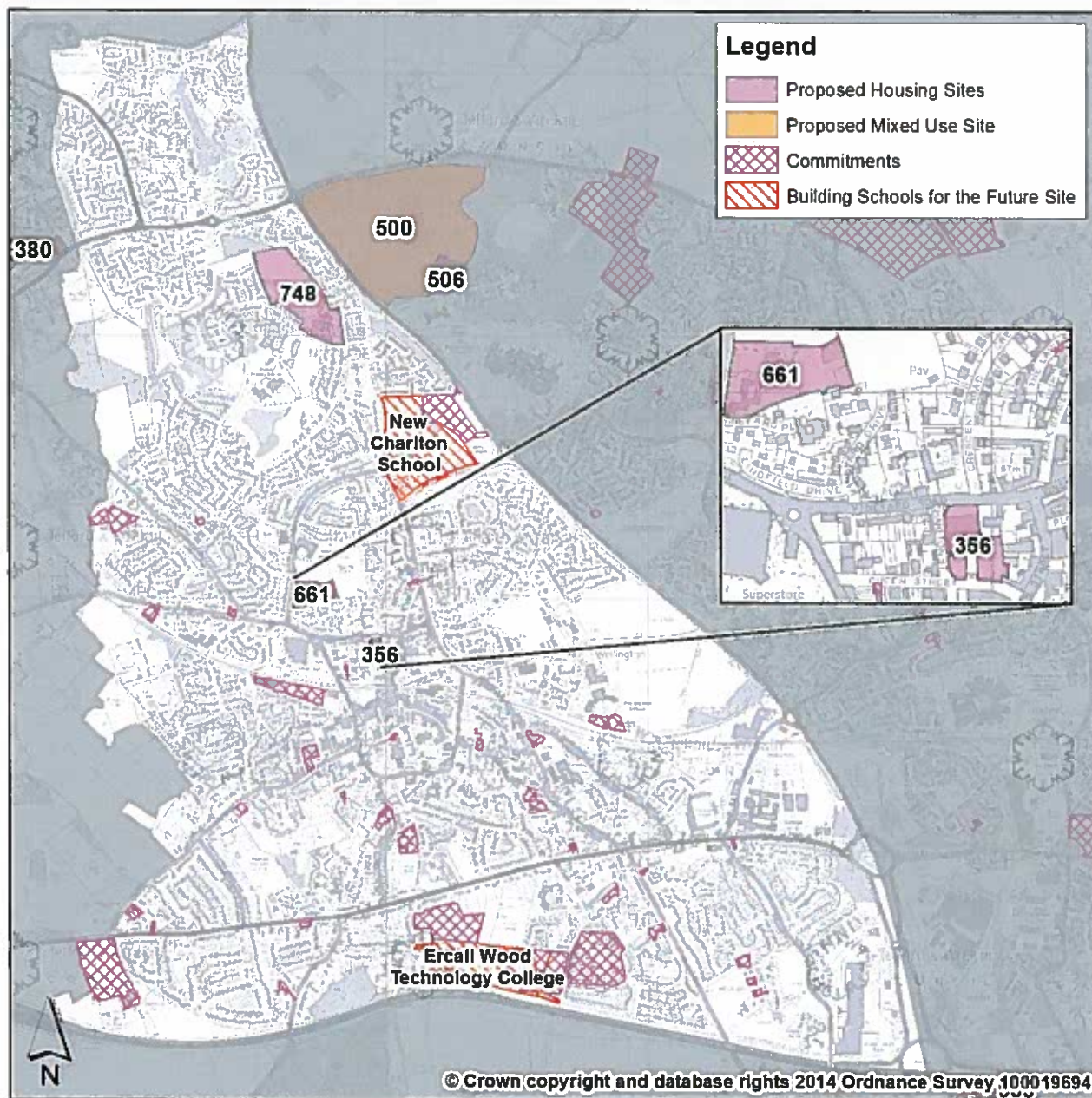
Table 19 Housing Sites in Waters Upton

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
43	Land east of Hanford Terrace - Site 4 Catsbitch Lane	1.971	24
404	Land south at Chapel House, Crudgington	10.056	25
406	Land south Site 3, White House Farm Waters Upton	1.905	43
635	Land south of White House Farm Waters Upton	1.184	60
900	Land at Crudgington	6.61	130

5 Housing Sites

5.20 Wellington

Map 5.21 Housing Sites in Wellington



5.33 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

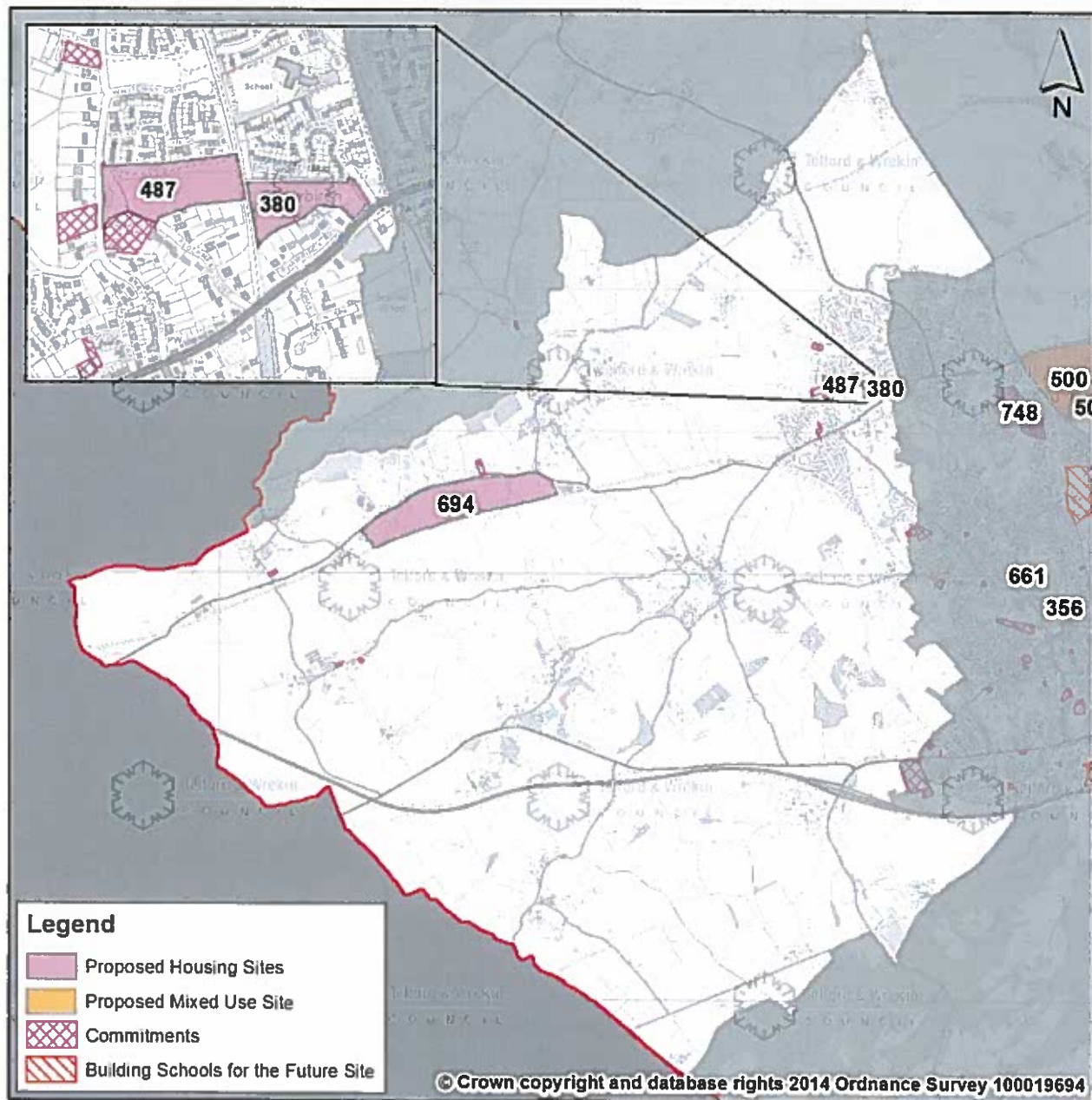
Table 20 Housing Sites in Wellington

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
356	Former Arriva Bus Depot, Charlton Street, Wellington	0.58	20
661	Land off North Road, Wellington	1.267	44
748	The Charlton School, Severn Drive, Dothill	6.31	221

5 Housing Sites

5.21 Wrockwardine

Map 5.22 Housing Sites in Wrockwardine



5.34 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

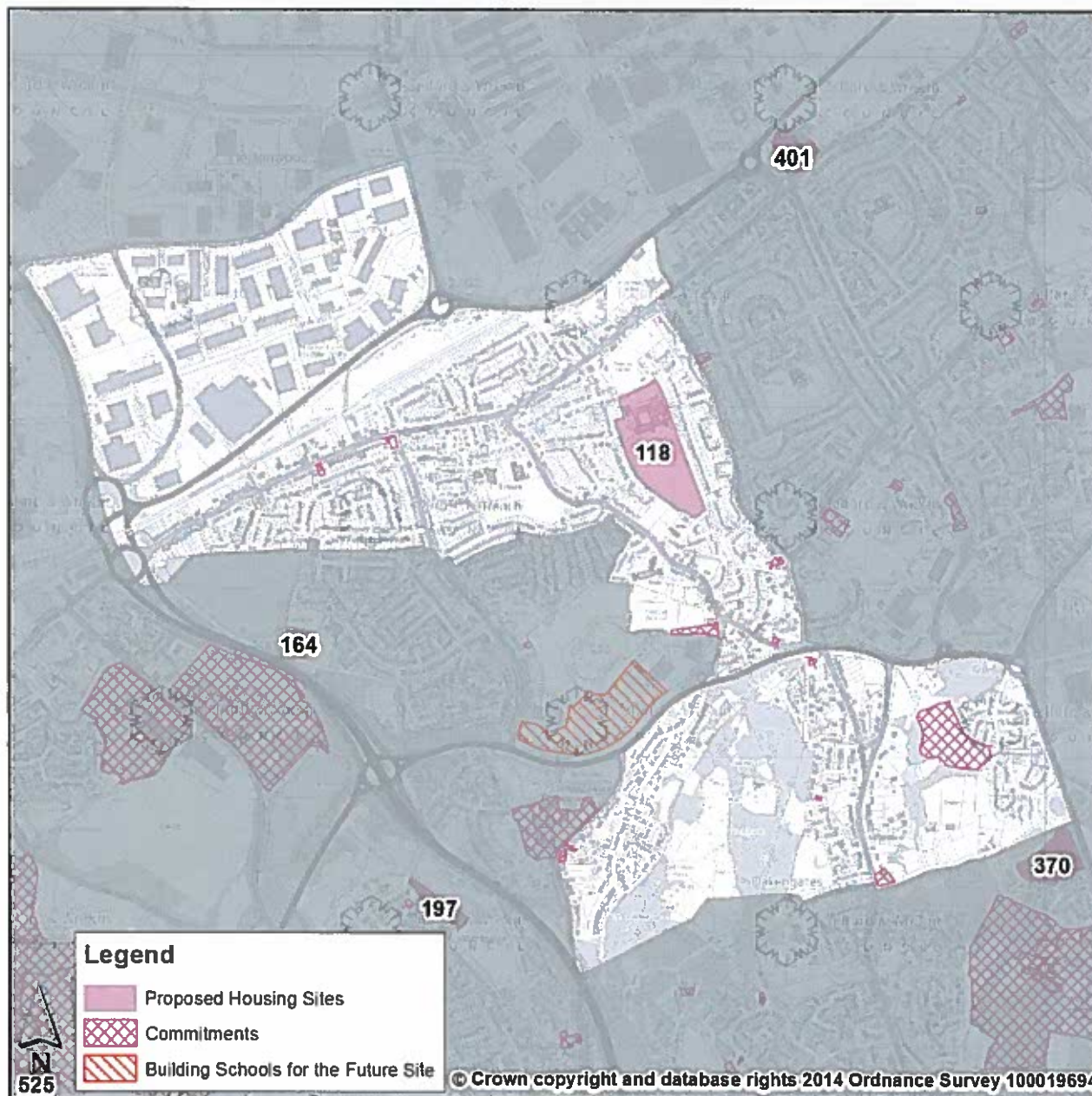
Table 21 Housing Sites in Wrockwardine

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
380	Land west of Brandon Avenue	1.59	56
487	Land east of Bratton Road	3.092	106
694	Former Sugar Beet Factory Site, Allscott	30.279	500

5 Housing Sites

5.22 Wrockwardine Wood & Trench

Map 5.23 Housing Sites in Wrockwardine Wood & Trench



5.35 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

Table 22 Housing Sites in Wrockwardine Wood & Trench

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
118	Sutherland School, Gibbons Road	5.29	127