

TELFORD Land Deal

DCLG Status Report June 2017





Delivery of strategic infrastructure

Apley :
Delivery of 100
residential units

T54 : Magna International
250,000sqft
manufacturing plant
295 jobs



*“Telford is currently
the beating heart
of foreign direct
investment”*

T54 : Polytec
136,500sqft
manufacturing plant
250 jobs



Hortonwood West :
400,000sqft across 4
developments
250 jobs



Foreword:

The Telford Land Deal has established a new model for reinvestment of public land receipts into delivering new homes and jobs, raising land values and accelerating growth. In 12 months the Deal has delivered above and beyond the original business case and year one Investment & Delivery Plan. This has included one of the largest UK inward investments in 10 years which has seen Magna International investing c.£80m into T54 delivering c.600 jobs over 2 phases. Polytec, another tier 1 automotive supplier is set to follow suit with the delivery of c.250 jobs over 3 phases. Telford has been identified for the third year running as number 2 nationally for housing growth by the Centre for Cities. Through the Deal we have already seen residential land sales set to deliver 272 new homes with land sales in the first quarter of 17/18 delivering a further 100 homes.

The Telford Land Deal is devolution in action directly benefitting communities across Telford and the Marches with new jobs and homes. It has exceeded Government capital receipt targets and is providing local profit share which is set to be invested straight back into delivering further growth.

Councillor Shaun Davies, Telford & Wrekin Council Leader

The Telford Land Deal was established to offer Telford & Wrekin Council the opportunity to take responsibility for the marketing and disposal of remaining HCA land holdings in Telford. In these early stages of delivering the deal it's really encouraging to see some great successes, enabling the Council to work with both existing businesses looking to expand and attracting significant new investors to the town. The deal is already offering new jobs for local people as well as the opportunity to develop new homes to help more local people in Telford have access to a home of their own.

Karl Tupling, General Manager for the Homes and Communities Agency (HCA) in the Midlands,

The Telford Land Deal is already having a direct impact on the economic growth potential of our region.

The early multi-million pound investment announced by Magna International was made possible because of this deal and served as a significant vote of confidence for the region's advanced manufacturing and automotive sectors. It also demonstrated the impact that the historic land deal could have, given that the outputs for this single investment are not just the 295 jobs being created in Telford, but also countless more in the supply chain across the wider Marches region.

Likewise, the Marches Investment Fund, which receives a share of the land sales under this deal, is now equipped with the funds to make regeneration and infrastructure projects (such as the transformation of the former Brintons Carpets factory) a reality.

These outputs make the lengthy negotiations which were required to secure the Land Deal all worth it and demonstrate the positive impact of partnership working.

Graham Wynn OBE, Chair, Marches Local Enterprise Partnership

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1. Summary of Achievements 2016 - 2017

1.1 Summary

The Telford Land Deal established a new model in public land disposal which through upfront investment into site preparation and marketing of sites underpinned by the Council's Enterprise Telford investment offer, has already delivered an acceleration in commercial and residential sites sold and raised land values above year one projections. The Telford Land Deal is devolution in action delivering above and beyond expectations with success underpinned by the strength of partnership between the Council and HCA and the support of the Marches LEP.

The Department of International Trade's Partnership Manager for the West Midlands stated "***Telford is currently the beating heart of foreign direct investment – It is the place to be!***"

Following a period of transition the Deal went fully operational in 2016 and to date has delivered the sale of seven commercial sites and six sites for residential properties. This has achieved a gross sale income of **£6,877,232**. The sites will deliver Employment Floor Space (EFS) of **48,191sqm** and **c.277** new homes and the commercial premises are anticipated to deliver **c.643** jobs.

The sale of five commercial sites and two residential sites are currently being finalised and are anticipated to achieve a gross sales income of **c.£17million** with EFS of **38,563sqm**, anticipated job numbers of **c.345** and **320** new homes within 2017.

Local Growth Funding via The Marches LEP has enabled C.£7.3m highway infrastructure works at Junction 4 of the M54 and Hortonwood West completed in April 2017.

The Deal alongside the Council's Enterprise Telford business pledge is driving a high number of investment enquiries and there are a number of sites now under offer with further enquiries progressing. The Borough is seeing significant interest from the automotive sector due to the proximity of Jaguar Land Rover's Engine Plant at I54 and the strength of the existing supply chain in the Borough with many resident companies expanding.

The largest deal delivered has been the c£80m inward investment by Magna Cosma a Canadian tier 1 automotive company. The company are building a 250,000sqm plant at T54 delivering 300 new jobs in phase 1 with a further 300 in future phases. The investment is understood to be the largest new overseas investment in to the UK in the last 10 years. In January Polytec another Tier 1 automotive supplier moving into Telford acquired neighbouring plots at T54 which are due to deliver c.250 jobs over

3 phases of development. Both investors were enabled through the upfront investment into site preparation, highways network improvements and utility upgrades (specifically electricity), driven by this deal and investment by the Council.

Residential site demand is also high with many of the large house builders such as Taylor Wimpy, Lovell Homes and Redrow bidding

for sites. The majority of national house-builders together with a number of regional and local companies are represented in Telford due to an excellent pipeline of consented land. Telford has been identified as number 2 for housing growth in the 2017 Centre for Cities Report for the 3rd year running.

2. BACKGROUND

2.1 Introduction

The Telford Land Deal, was formally completed on 24th March 2016, and signed by Telford & Wrekin Council (TWC) and the Homes & Communities Agency (HCA). The agreement documents the parties' intention to work together over a 10 year period from April 2015 to promote commercial and residential sites within Telford which fall within the Council and the Agency's ownership, with the Council taking the lead in site preparation in order to de-risk and accelerate delivery, and in bringing the land to the market.

There are 77 HCA sites and 11 TWC sites included within the Telford Land Deal (sites listed in Appendix 2). This deal offers the opportunity for TWC to drive economic growth and prosperity in the region by taking responsibility for the stewardship, marketing and disposal of all HCA land holdings in Telford.

The Council brings local market intelligence, a proactive approach to inward investment including a willingness to co-invest.

2.2 Context

Telford and Wrekin Council are driving forward economic growth and prosperity through Enterprise Telford which sets out a vision ***'To promote Telford's role as a major contributor to the West Midlands economy; to focus on those things that will do most to unlock jobs and create growth that will improve the lives of all the people who live in our Borough and; to make Telford a natural home for investors, innovators and entrepreneurs'***.

The Telford Land Deal supports delivery of this vision with up to £44.5m of land receipts over a 10 year period from the sale of agreed HCA assets in Telford recycled back into the local area. The investment is set to deliver 2,800 homes, 8,500 jobs and 300,000sqm of commercial floor space. The local area will also benefit from a share of land value uplift delivered where the Deal accelerates and raises land values over and above HCA profiled receipts. A proportion of this will be shared with the Marches Local Enterprise Partnership who have enabled Local Growth Funding to

support highway infrastructure to open up sites included in the Deal.

The Deal is based on a risk and reward model which will require TWC to make investment into site preparation up front, at risk, with this investment recouped from land receipts.

As part of the Deal, TWC are required to take freehold responsibility for all HCA liability sites i.e. those sites considered to have no development value and/or to incur potential costs. The Deal set out a timeframe of 12 months to enter into a detailed dialogue around the transfer of liabilities and establish an agreed payment mechanism to support revenue and potential capital implications of sites. The Funding Agreement governing the transfer was signed in March 2017 within the timescales set, with the first of two land transfer tranches also completed.

2.3 Operation

The Deal is managed through a 3 year rolling Investment & Disposal Plan which details the sites for disposal, investment requirements and estimated uplift achieved as a result. The overall Programme is dynamic and the order of land sales may change and investment required and receipts may vary with market. The 3 Year Plan provides much greater certainty and is reviewed annually by the Land Deal Board.

Appendix 1 illustrates the governance structure underpinning delivery of the deal.

2.5 Key Sites - Commercial

2.5.1 Commercial

T54 is a prominently located 78.11 acre site, 12 miles from I54 and the new Jaguar Land Rover engine plant. The site is divided into 7 plots of varying size, in an attractive landscaped setting adjacent to Stafford Park, one of Telford's major industrial estates. T54 joins the A464 close to Junction 4 of the M54 motorway linking to the M6. Plots 1-6 are allocated as a Committed Employment site within the Local Plan. Detailed planning applications have been granted for Plots 1c, 2, 3 & 5, as part of the Deal is the strategy of de-risking sites as far as possible to market readily developable sites. Local Growth Funding has been used to deliver strategic infrastructure improvement on the M54 motorway junction 4 and will be used for utility upgrades. The Council has also borrowed to invest further into utility upgrades in order to prepare this site for tier 1 automotive supply chain which have a high electricity requirement.

Scheme	Status	Employment Floor Space (sqm)	Jobs accommodated	Start on site	Site Completions	Private Sector Investment
T54 – Plot 6	Sold in 16/17	24,163	295	October 16	October 17	£80Million

A commercial site sold to Magna Cosma, a tier 1 automotive company supplying Jaguar Land Rover. They are building a new facility of 24,163sqm Employment Floor Space and will create 295 jobs.

T54 – Plot 1c	Sold in 16/17	373	10	September 17	June 18	£1Million
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Plot 1C T54 has been sold to a local company Gentech Products (Telford) Limited, who supply industrial products and services to industry and agriculture. The business has outgrown their current premises on Hortonwood in Telford. The newly constructed premises will house new offices, warehouse and trade counter premises to cater for their business growth.

T54 – Plot 2/3	Sold in 17/18	12,687	243	May 17	Phase 1 – Dec 18 Phase 2 – Dec 19 Phase 3 – Dec 20	In the region of £32Million
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A commercial site sold to Polytec Group Ltd who will develop a manufacturing facility, ancillary warehousing and office space in three phases. Polytec Group are a tier 1 supplier of Jaguar Land Rover (JLR) who are currently based in Bromyard, Herefordshire and this

will be a new facility in addition to their existing premises. They are a leading developer and manufacturer of high quality plastic parts to other car manufacturers. Projected job numbers are in the region of 243.

Related press releases can be found at Appendix 3.

Masterplan



T54 Plot 6



T54 Plot 1c



T54 Plot 2/3



HORTONWOOD WEST is a new flagship industrial site enabled by the Land Deal and Local Growth Funding. The site is divided into 10 plots ranging from 0.80 to 13.7 acres and suitable for a range of commercial premises. Work is underway to construct the internal estate roads and the access from the adjacent A442, Queensway. Outline planning consent was granted in July 2016 and the Land Deal has contributed towards highway to improvements to access the site as well as all utilities into the site and drainage.

Scheme	Status	Employment Floor Space (sqm)	Jobs accommodated	Start on site	Site Completions	Private Sector Investment
Hortonwood West - Plot 10	Sold in 16/17	3,156	15	May 16	July 17	In the region of £2.5Million (including tenant fit out)

Commercial site sold to Telford & Wrekin Council for the development of commercial premises to be leased to a local Telford company wishing to expand their business. The company will retain their current premises and this is an additional facility. The proposed tenant is a supplier to the food industry, supermarkets and other industries. The development extends to 3,156sqm of warehouse and ancillary office floor Space and will create an additional 15 jobs.

Hortonwood West – Plot 9	Sold in 16/17	6,262	60	February 17	October 17	In the region of £5Million
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The site has been purchased by Telford and Wrekin Council and is adjacent to Plot 10 above. The tenant is Rosewood Pet Products Limited who are suppliers of supermarkets and pet shops. The development will comprise of a warehouse and ancillary offices extending to 6262m2 with car parking. The incoming tenant is new to Telford and is re-locating here due to expansion of the business. It is anticipated that 60 jobs will be created as a result of the expansion.

Hortonwood West - Plot 3, 4 & 5	In progress	5,400 Phase 1 22,580 Phase 2	70	April 18	Phase 1 – Dec 18 Phase 2 – 20/21	In the region of £5Million (estimated)
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A sale has been approved for the disposal of plots 3, 4 and 5 which extends to 27,980sqm to Craemer UK Limited who will develop a manufacturing facility, ancillary warehousing and office space. Craemer UK Ltd are an existing successful business on Hortonwood manufacturing wheelie bins and wish to purchase an additional site in Telford to extend their manufacturing business. They supply local authorities and the public sector. Projected job numbers are initially in the region of 70, with further expansion likely.

Masterplan



Hortonwood West – Plot 10



Hortonwood West - Plot 9



Hortonwood West – Plot 3, 4 & 5



HALESFIELD

Scheme	Status	Employment Floor Space (sqm)	Jobs accommodated	Start on site	Site Completions	Private Sector Investment
Halesfield 24 - Plot 2	Sold in 16/17	900	5	March 17	September 17	In the region of £1Million

Commercial site sold to Wrekin Pneumatics, an existing Telford company wishing to expand. They supply locally to businesses and domestic customers providing machinery repair services and compressors. The new facility extends to 900sqm of Employment Floor Space and will create 5 full time jobs. Completion of the site is due September 2017.

Halesfield 25 – Plot A	Sold in 16/17	650	15	October 17	April 18	£1Million
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Commercial site sold to Travis Perkins Properties Ltd to construct a brand new Keyline facility supplying specialist contractors and trade professionals. The site extends to 650sqm of Employment Floor Space and will create 15 new full time jobs. Start on site is due October 2017 with a completion date of April 2018.

Halesfield 24 – Plot 2



Halesfield 25 - Plot A



Scheme	Status	Employment Floor Space (sqm)	Jobs accommodated	Start on site	Site Completions	Private Sector Investment
Site 2 East Donnington Campus	In progress	2,323	10	September 17	19/20	£1.6Million

A sale has been agreed with a local business to facilitate expansion of their current premises, to create an additional storage and warehouse distribution centre of 2323sqm together with storage of HGV vehicles. This will secure current jobs and forecast of a further 10.

Hadley Park B	In progress	2,463	155	December 17	May 19	£6.5Million
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A sale has been approved for the disposal of Hadley Park Plot B for a mixed use development comprising 24 hour Petrol Filling Station, 418sqm ancillary retail unit, drive through coffee shop 186sqm and approximately 1859sqm trade counter / light industrial units.

Site 2 East Donnington Campus



Hadley Park B



Scheme	Status	Employment Floor Space (sqm)	Jobs accommodated	Start on site	Site Completions	Private Sector Investment
Hadley Park E	In progress	5,000	50	March 18	March 19	In the region of £4Million

A sale has been agreed to provide in the region of 5000sqm of trade counter floor space on Hadley Park E. Discussions as to the development, design and programme are ongoing and the anticipated start on site date is March 2018. Projected job numbers are in the region of 50.

Rampart Way	In progress	797	60	November 17	November 18	£2.6Million
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A site disposal has been agreed at Rampart Way which will see the development of two drive through restaurants and a coffee shop. The development will be 797sqm and will create an additional 60 jobs.

Hadley Park E



Rampart Way



2.5.2 Residential

Scheme	Status	Housing Units	Start on site	Site Completions	Estimated Private Sector Investment
Wellington Road	Sold in 15/16	Circa 40	Anticipated – September 2019	Anticipated – Late 2020	£4.2Million

Residential site sold to Central and Country Developments Ltd. The developer has submitted flood risk assessments to the Environment Agency and are awaiting a response. They are aiming to submit a planning application early 2018 and have estimated housing numbers to be circa 40 units.

Frome Way	Sold in 15/16	79	April 16	August 17	£8.2Million
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Residential site sold to Keepmoat. The developer started on site in April 2016 and had completed 67 units by the end of May 2017. The remaining 12 units are to be completed by August 2017.

Wellington Road



Frome Way



Scheme	Status	Housing Units	Start on Site	Site Completions	Estimated Private Sector Investment
The Beeches	Sold in 16/17	89	January 18	Spring 2021	£9.3Million

Residential site sold to Shropshire Homes Limited. This is a complex site involving refurbishment of historical buildings and enabling housing development. There has been no site preparation as yet but the anticipated start on site date is December 2017 with a completion date of spring 2021.

Priorslee East D3	Sold in 16/17	25	October 17	November 18	£2.6Million
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Residential site sold to Central and Country Developments Limited. Further highway assessment was undertaken through the planning process with a S106 being negotiated for the implementation of traffic calming measures. Start on site is due October 2017 with completion programmed for November 2018.

The Beeches



Priorslee East D3



Scheme	Status	Housing Units	Start on site	Site Completions	Estimated Private Sector Investment
Woodlands Farm Buildings	Sold in 16/17	4	December 17	September 18	£416,000

Residential site sold to Hama Homes Limited. The development is currently under review and the developer is to submit a planning application for a revised scheme.

Land at Daisy Bank	Sold in 16/17	Circa 40	February 2017	18/19	£4.2Million
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Residential site sold to Lioncourt Homes. The developer has started site preparation and is currently discharging planning conditions. Detailed consent was approved in November 2016.

Land at Daisy Bank



APLEY is a greenfield residential development site of 18.21 acres (7.37 hectares), 5 miles to the north of Telford town centre. The site is in an attractive landscape setting adjoining Apley Castle woods and has an outline residential planning consent for 100 units. The Land Deal is contributing towards highway costs to improve the road network leading to the site and on site infrastructure.

Scheme	Status	Housing Units	Start on site	Site Completions	Estimated Private Sector Investment
Apley	In progress	100	July 2017	January 2018 onwards	Circa £29Million

A sale has been agreed to Kier Ltd for a 100 unit residential development on a 7.37 hectare site to the North of Telford. The developer achieved reserved matters planning consent in March 17 and is anticipating site on start in July 2017 with completions due 2020. Development will include an upgrade to supporting highway infrastructure and the enhancement of recreational facilities.

Priorslee E&F	In progress	220	November 2017	September 2023	£45Million
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A sale has been agreed for a 220 unit residential development on a 7.92 hectare site in Priorslee, to the East of Telford. The developer is currently undertaking final ground survey works and working to obtaining a reserved matters planning consent to enable work on site to start in November 2017. Proposals also include the delivery of public open space and local play facilities.

Apley



Priorslee E&F



3. Key Deliverables/Milestones planned for 17/18

Newport Innovation Park

The Land Deal is supporting the delivery of a privately owned 10 ha site being promoted through the Local Plan for a major, new employment site. The allocated site is in Newport and will provide space for a range of potential occupiers including start-ups, smaller businesses and larger occupiers. The masterplanning is supported by the nearby Harper Adams University and their Agric-Tech Centre of Excellence industry partnership.



Hortonwood Sites

Hortonwood is a well-established large industrial estate located in the north of Telford and has a variety of occupiers ranging from smaller local companies eg, Baker Bellfield, to large foreign direct investments eg, Craemer UK Limited. There are a number of plots at the western end of the estate and work is underway to bring these forward to the market. In order to accelerate the sale of the sites and to overcome ecological issues the Council is proposing to

submit detailed planning applications for the sites which will allow a new mitigation licence to be applied for and the necessary ecological work carried out.

Investment is also planned into the strategic and local electricity infrastructure to target investment manufacturing and distribution businesses.

The sites range from c.5 acres to c.23 acres, giving flexibility for incoming occupiers from smaller businesses to large multinationals.

Detailed development briefs are being prepared with a view to commencing Marketing on the site in 2017. Ecological and traffic surveys are currently being undertaken.

Shawbirc East Campus

This site comprises one single land parcel and is a designated employment site with a prominent position fronting the A442 arterial road North West of Telford. The site area is 22.16 ha (55 acres) and is currently undeveloped farmland, tenanted for arable agricultural use.

This site has not been actively promoted to date as it has been earmarked for a single large inward investor. However with the recent sale of T54 Plot 6 and Plot 2, approval to the sale of Plot 11b & 11d Hortonwood demand for large employment sites remains strong. It is therefore proposed to accelerate marketing for this site.

This approach will enable the Council to respond to any early interest whilst also seeking to maximise the rate of development demand on all the commercial sites already coming forward within the Deal.

Land adjacent BRJ, Wellington Road and Snedshill

Approval has been given for a direct sale to Nuplace Limited (a wholly owned company of Telford & Wrekin Council) to deliver much needed private rented housing in Telford. Survey and masterplanning work is being accelerated to support the early release of these sites with planning applications targeted for May/June 2017 subject to the outcome of ecology surveys.

Horton Lane

Horton Lane is a peripheral residential area on the northern fringe of Telford. Currently undergrazing licences, the small sites are suitable for infill residential plots, aimed at meeting demand from the SME and self-builder market. The Council will be submitting outline planning applications for 12 residential dwellings, to be marketed following receipt of planning.

Other Residential Sites

Work is now commencing on five other residential sites to bring forward suitable planning applications.

Appendix 2 provides a full list of sites.

4. Finance

The Deal is managed through a 3 year rolling investment and disposal plan, which is subject to regular reviews at the Land Deal Board. The table below demonstrates the net uplift and respective shares for the 2 years ended 31 March 2017, and the forecast for the first five years of the Deal. As set out in the Agreement, the first £2m of the TWC local profit share is set to be set aside to fund liability and constrained sites identified within the Deal, before the remaining share is retained by TWC for investment locally. Fifteen percent of the locally retained profit share is made available to The Marches LEP to invest via The Marches Investment Fund.

£	2 year Actual 31 March 2017 (..) – shows an income	5 year forecast 31 March 2020 (..) – shows an income
Gross land receipts	(7,715,562)	(40,921,316)
Net land receipts	(2,529,209)	(15,574,900)
Total costs to be funded from land receipts	1,783,774	9,994,239
Net uplift	(745,435)	(5,580,661)
HCA share @15%	(111,815)	(837,099)
TWC share @85%	(633,620)	(4,743,562)

5. Investments

5.1 Investment of Local Profit Share

In order to fulfil the Government's requirement to prove value for money from the investment of profit share and to show how local investment will deliver further growth, a priority list of investment is being prepared to come forward for consideration by the Telford Land Deal Board in the early part of 17/18. This will include investments to be made by Telford & Wrekin and the Marches Local Enterprise Partnership (who have a 15% share of the locally retained profit share).

The focus of the profit share will be to support the delivery of new homes and employment.

6. Communications and Marketing

A Strategic and Local Communication, Marketing and Engagement plan overseen by the TLD Board, underpins the range of activities being undertaken. The plan timetables planned press releases, events e.g. attendance by Enterprise Telford (the Council's Inward Investment campaign) at Automechanica and other specific visits (e.g. familiarisation visits by UKTI/DiT) and website activity. . The plan has both a local focus – recognising the need to engage with local communities within which sites are coming forward and outward facing to attract investor interest. The Plan includes activity lead by the Authority and the Marches Local Enterprise Partnership and Telford Business Board.

A partnership approach has been adopted to communications with all messages.

Underpinned by 3 key aspects:

- Delivering a consistent approach to all external communications
- Engaging effectively with appropriate audiences
- Raising the profile of the Land Deal and its impact on the Borough, Marches and West Midlands economy, on a local, regional and national level

A couple of recent press releases linked with major commercial investments are included at Appendix 3.

A focus for 17/18 is on using the success stories from the first year to promote the Borough's investment offer on a broader regional and national platform.

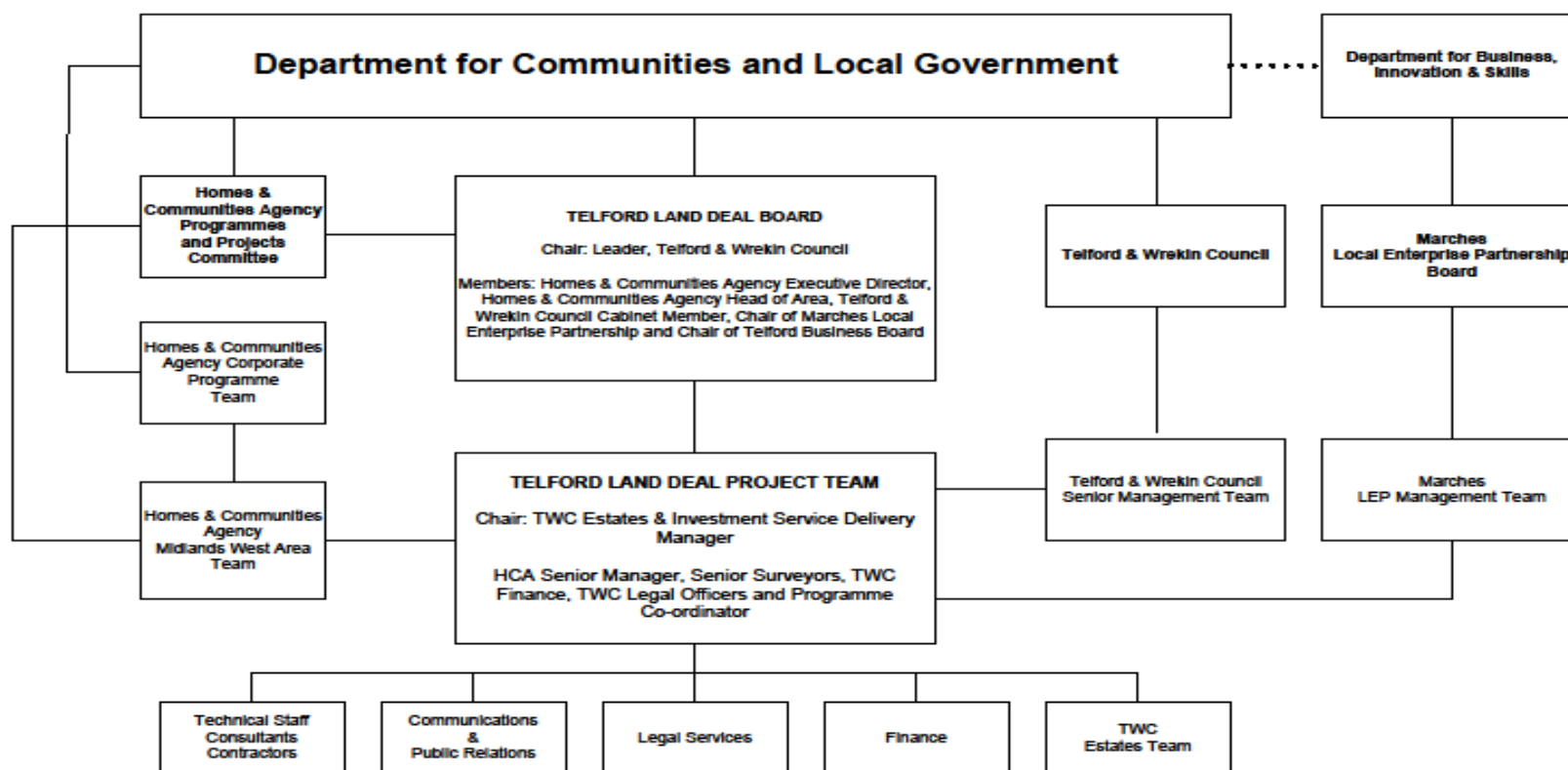
7. Lessons Learnt/Challenges

Reflecting a national issue, Telford's success in attracting inward investment has been challenged by the need for upgrades to utility infrastructure.

The capacity of the electricity network in the north of Telford is restricting the sale of some plots, particularly for high power users including advanced manufacturing and automotive. The network is at capacity and therefore investment is required to increase capacity and secure sales of the sites. Discussions have been on going with Western Power and capacity can be increased by expenditure on the network, however this is proving to be a significant cost to the land deal. If this cost could be funded via government infrastructure funding further acceleration and investments into the sites could be made.

Appendix 1: Governance Model

Telford Land Deal – Governance



Appendix 2 – Schedule of Sites

HCA site	Site ref. no.	PCS ref.	Parcel ref.	Status
Apley B1 (ii)	1211	19806	12348	In progress
Apley B3	1212	19806	5825	In progress
Hortonwood (Shawbrich East Campus Site)	1303	21800	1527	
Wellington (Adj Blessed Robert Johnson School Phase 1)	1210	19339	1417	
Wappenshall	1326	21964	1548	
Wappenshall	1327	21964	1549	
Wappenshall	1328	21964	1550	
Wheat Leasows – 10 Plots	1325	21963	1547 10781 12698 12887 12888	Plots 9 and 10 – sold Plots 3,4,5 – In progress Plot 6 – In progress
Hortonwood North Residual – 2 plots	1329	21961	1551 13111	
Land & Buildings Adj Horton Farm	1330	21961	1552	
Land off Horton Lane	1340	21961	1557	
Donnington Wood (K) (constrained site)	1220	20219	1430	
Donnington Wood Way (constrained site)	1332	20219	1553	Site transferred to TWC
Land North of Granville Road (Donnington Wood) (constrained site)	1287	20219	1502 12913	
Priorslee East - Phase 1	1228	19629	11429	In progress
Priorslee East F	1229	19629	6091	In progress

Land Snedshill / Church Road	1224	28463	1434	
Land – Priorslee Road	1225	24497	1436	
Priorslee Road (Phase 2)	1226	24497	1436	
Old Park Campus Site (constrained site)	1277	24497	1436	
Old Park Phase 1 and 2 (constrained site)	1233	28462	1445	
Lawley Extension	1243	21334	1458	
Lawley Extension	1244	21334	1459	
Lawley Extension	1382	21334	1460	
Lawley Village Residential Site (Non Strategic Project)	1382	21334	1591 1592	
T54 – Plot 2	1284	22479	1499	Sold
Sub Station Nedge	1198	20526	1406	Sold
T54 – Plot 3	1399	22480	1604	
T54 – Plot 5	1401	22482	1606	
T54 – Plot 6	1285	22483 26764	1473	Sold
T54 – Plot 7	1348	22484	1565	
Nedge Buildings (The Hem)	1182	22485	1393	
Land Around Nedge Buildings (The Hem)	1257	1257	2952	
The Hem Phase 4 (The Hem)	1263	21775	2954	
The Hem Phase 3 (The Hem)	1260	21775	1476	
Open Space – Nedge Housing (The Hem)	1320	21775	1542	
The Hem Phase 2 (The Hem)	1261	21775	1477	
Halesfield 24 – Plot 2	1266	21777	1483	Sold

Halesfield 23 – Plot 3	1267	21779	1484	Sold
Halesfield 25 – Plot 6	1265	21776	11576	Sold
Halesfield 18	1269	21319	1485	
Plots – Moor Farm, Majestic Way	1256	16153	1472	
Lightmoor Road	1272	16153	1487	
Town Centre Hall Court Car Park	1280	24497	1495	Sold
Rough Park 3	1264	16153	1480	
The Beeches	1964	20464	2095	Sold
South West Old Park Mound (Specified Site)	1279	24497	1497	
Plot 12 Hortonwood	1292	21790	1509	
Plot 6 Hortonwood	1294	26707	1511	
Plot 1 Hortonwood 65 (Specified Site)	1295	21793	1512	
Plot b, d and remainder of e Hortonwood – 3 plots	1297	21795	10669 10678 6056	
Site C Pool Hill Road	1378	28464 21757	1587	
Site D Pool Hill Road	1379	28464 24982	1588	
Plot – Rock Road	1234	22347	1446	
Hadley Park B	1299	21797	5989	In progress
Hadley Park A	1298	21797	5809	Sold
Hadley Park E	1301	21804	6014	In progress
Site 2 Donnington Campus	1289	22224	6115	In progress
Croppings Farm House	1180		1391	

Land at Wellington Road	1195	19807	6061	Sold
Land at Wellington Road	1215	19807	6061	Sold
Land at Daisy Bank	1221	21043	5876	Sold
Rampart Way	1281	24497	1496	In progress
T54 – Plot 1c	1283	22478	1498	Sold
Hortonwood 37	1290	21789	1505	
Priorslee East D3	1376	19794	1586	Sold
Donnington H Phase / Froome Way	1385	21796	1594	Sold
Woodlands Farm Buildings	1398	24201	6138	Sold
<u>TWC Sites</u>	<u>Site Ref</u>	<u>Status</u>		
Charlton Site	A0422			
Plot 2 Telford Rail Freight	A1133			
Plot 1 Telford Rail Freight	A0908			
The Sutherland School	A0126			
Wrockwardine Wood Arts Academy	A0125	Sold		
Ercall Wood Technology College	A0421	Sold		
Phase 2 Dawley	A0084			
Phoenix Academy	A0151			
Grange Park Primary School	A0090			
Lakeside Academy	A0105			
Newport Innovation Site	A1111			

Appendix 3 – Press releases

T54 – Plot 6 Sale to Magna

Council welcomes Magna International announcement

Published 25 May 16



Telford & Wrekin Council today welcomed the announcement that Magna International Inc plans to build a new world class aluminium casting facility at T54

Councillor Shaun Davies, Telford & Wrekin Council's cabinet member for Business, hailed the announcement as an "extremely significant" day for the borough of Telford and Wrekin.

"I am delighted that Magna International has decided to locate its new multi-million pound facility here in Telford," said Councillor Davies.

"This signals the dawn of a bright new era of opportunity for everyone in the borough. In Telford, we pride ourselves on being inventive and dynamic and the details of the high tech production process Magna has announced for its planned facility shows that they are a perfect fit for us.

"We have been talking to Magna International for more than two years and an awful lot of hard work has gone on behind the scenes to make this possible so today is a realisation of all those discussions.

"I would like to thank everyone at the Council who has been involved in those negotiations – from the first contact at a national conference through to the conclusion of the deal in the last few weeks.

“This has been made possible as a result of the land deal that we announced in March with the Homes and Communities Agency and the Marches Local Enterprise Partnership, which will see us deliver 8500 new jobs through investing in bringing sites like T54 to the market.

“Magna’s announcement today represents a hugely significant multi-million pound investment which demonstrates that Telford & Wrekin Council’s drive to attract new business and jobs is realising spectacular results. “This major development will see the creation of 295 skilled local jobs when the plant is at full capacity. The investment will also support many more jobs in the local supply chain.

“It also demonstrates the value of our strengthening links with the West Midlands and its worldwide reputation for advanced manufacturing. With the T54 site just 12 miles from Jaguar Land

Rover’s i54 complex, we are seeing significant levels and enquiries and we are confident more market leaders from the automotive supplies sector will be investing in Telford.

“Magna’s proposed world class aluminium casting facility in Telford will be the largest automotive development in the West Midlands after the Jaguar Land Rover complex at the i54 site. We confidently expect that this will prove a gateway for further investment in the T54 site, which is already home to XYZ Automation and Filtermist International.

“Subject to receiving planning permission, we expect that construction on the new facility will begin in the autumn of this year. Magna has said production will begin in 2018.”

T54 is Telford and Wrekin's flagship automotive and advanced manufacturing employment site.

T54 – Plot 2 - Polytec

Automotive parts supplier Polytec to establish new UK base in Telford

Published 13 Jan 17

Telford & Wrekin Council and the HCA are delighted to announce that automotive parts supplier Polytec Group is to build an additional manufacturing site at the T54 technology park.



The new facility will be constructed over three phases. The first phase will create as many as 100 jobs at Plots Two and Three of T54 at Junction 4 of the M54.

It is a direct result of the Land Deal between the Homes and Communities Agency and Telford & Wrekin Council, secured as part of the Marches Local Enterprise Partnership's Growth Deal.

The Austrian firm is a leading developer and manufacturer of high quality plastic parts, a full service provider in the field of injection moulding and a specialist in fibre-reinforced plastics supply.

Their UK base is currently at Bromyard in Herefordshire. However Polytec have won several major new contracts with a number of vehicle manufacturers which they cannot service from their current facility.

Polytec's plans incorporate three stages of development starting with the new paint plant and assembly hall then progressing to manufacturing facility and finally an additional assembly hall. Detailed planning permission for the site has already been submitted.

Councillor Shaun Davies, Telford & Wrekin Council leader, said: "This is fantastic news for the borough and is another victory for our business winning and business supporting approach.

“The investment into strategic improvements both through our £50m Growth fund and Marches Local Enterprise Partnership (LEP) funding has been critical in enabling this development to come forward.”

“This builds on last year’s announcement of Magna International’s plans to build their aluminium casting facility at T54.

“I confidently expect that there will be more positive news for Telford as a result of the Land Deal with the Homes and Communities Agency in the coming months.”

Karl Tupling, the HCA’s General Manager for the Midlands, said:
“The Telford Land Deal offers Telford & Wrekin Council the opportunity to take responsibility for the marketing and disposal of remaining HCA land holdings.

“Alongside our recent land sale to Magna Cosma Castings, Polytec’s proposed investment has the potential to bring significant

jobs to Telford and fits squarely with the local strategy to encourage automotive supply chain growth.

“New skilled jobs means increased demand for housing and the HCA is also working closely with Telford & Wrekin Council to develop significant housing through schemes such as Lawley and Lightmoor.”

A spokesman for Polytec said: “We are very excited about this investment as it will allow us to both increase our capacity and introduce the latest technologies specifically in the painting process.”

The land deal will see a percentage of receipts generated from the sale of HCA land in Telford go to the Marches LEP’s new Marches Investment Fund – which will support growth projects in Herefordshire, Shropshire and Telford & Wrekin.

Appendix 4 – Quotes from Investors

"This Telford project will bring the most advanced structural casting technologies to the UK."
President of Cosma International (Magna)

"Because of the Council's business support service I decided to expand and stay in Telford rather than relocate to Birmingham.....a great choice"
Managing Director, Asteria Global Ltd

"Telford is currently the beating heart of foreign direct investment!".....DIT Partnership Manager West Midlands

We are relocating in Telford in larger premises which is really exciting.....through a streamlined range of business support services this has been a really smooth process" Managing Director, Edmond Food

"Telford has proved to be the ideal location for our business; we were able to secure our premises with room for a 50,000 sq ft warehouse extension. The "Enterprise Telford" team provided valuable advice on funding, skills . . . together with professional architect services (BiT)" Managing Director Moneta Packaging



Driving growth **and prosperity**

"The scale of housing delivery in Telford & Wrekin positions the town as the 2nd highest nationally " Centre for Cities 2016

"We had been looking for some time at opportunities for a new hotel in Telford Town Centre. The ability to work with the pro-active commercially focused Telford Council gave us the opportunity we wanted and the comfort that it will be delivered". Andrew Silverwood – Development Manager of Travelodge

" Our new Telford headquarters signals the start of an important new chapter in Filtermist's history by ensuring we are capable of meeting growing global demand " Managing Director, Filtermist

"The Enterprise Telford Team offered a design and build service on a 1.4 acre site in Hadley Park East. This sitehas now been designed and built to StaUBLi's exact specifications". General Manager, StaUBLi UK