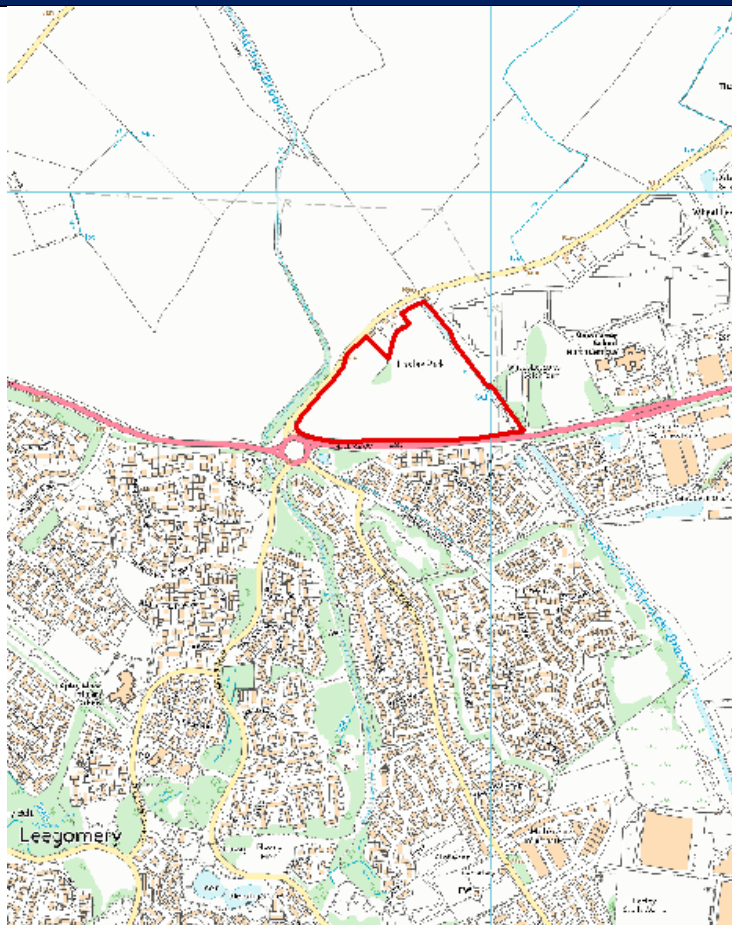


Call for Site ID	263
Site Allocation Reference	MU9
Site Address	Wheat Leasows, Western Site, TF6 6DS
Parish	Hadley & Leegomery
Site Area (ha - rounded)	10.10
Greenfield/Brownfield	Greenfield
Proposed use	Employment
Estimated Employment	10.10ha
Likely timeframe for development (0-5/6-10/11-15/15+ years)	0-5
Site Description	The site is located to the north of Hadley and within the urban boundary of Telford. The Hurley Brook runs to the west of the sites boundary and the site is currently utilised for agriculture. The site also falls within the allocated Strategic Employment Area.

Recent Planning History

No planning history.

Site Plan



N.B. Aerial photography and site visit photos are included in appendix 1

Site selection

Stage 1 – Sites taken forward must be capable of accommodating 5 dwellings or more, or for non-residential development 0.25ha or 500sqm of floorspace

The site size is 10.10ha and therefore over the size threshold.

Above threshold site carried forward

Stage 2 – Initial assessment of hard constraints

There were no hard constraints identified on or adjacent to the site.

No hard constraint

Stage 3 – Integrated Assessment Site Appraisal

Biodiversity Assets	Trees and hedgerows	Air Quality	Pre-1988 Grade 1, 2 or 3	Post 1988- Grade 1, 2 or 3a	Efficient use of land	Minerals	Landscape sensitivity	Visual sensitivity	Historic Environment	Flood Risk (FZ2)	Flood Risk (FZ3)	Flood Risk (SWFR)	Access to GP	Access to green space	Potential loss or provision of	Access to sports and	Potential amenity issues	Access to jobs/employees	Loss of employment land	Access to active travel	Access to bus stop/service	Access to railway station	Access to strategic road	Access to local centre	Access to primary school

Key Statements

- Good access to open space/recreation, intermediate access to bus stop, and all other access is considered poor.
- Site likely to provide onsite greenspace.
- Well connected to local jobs - 5822 jobs in 1.2km, 39745 jobs in 3km and 81872 jobs in 5km.
- Well connected to the strategic road network - 16m from A442

Summary used to help inform final site selection

- The site is greenfield land therefore is not considered an efficient use of land.
- The site is 215m from a listed building.
- The site is located 1,280m from a local centre.
- There are good access to jobs in the area. The site has good access to the active travel network.

Note – The boxes that have been left blank in the assessment above means they are not considered to impact the site.

Stage 4 – Flood risk sequential & exceptions test

The site has some small areas of flood zone 2 and 3 and has been categorised as low flood risk.

Site did not progress to Level 2 of the Strategic Flood Risk Assessment.

Low flood risk

Stage 5 – Initial Technical Assessment

Highways – The issue with this is how this will be accommodated with the approved Strategic Highway Improvements for the A442. A possible solution for the western parcel could involve works to Leegomery roundabout, alterations to Wheat Leasows or possible direct access to the A442. The problem with the latter is the A442 is down to be dualled. No workable solution has been tabled.

Archaeology – Some non-designated heritage assets

Heritage – No comments.

Ecology – Areas of green network on site, woodland and trees and water course between two areas of the site. Potential for roosting bats and otters to be present. Ecological assessment and appropriate buffering of watercourse required plus retention/mitigation for green network. Developable area would be reduced.

Geotechnical – Considered viable.

Severn Trent – Sewers - Connection to a trunk main with no predicted headroom issues. Groundwater – No comments.

Drainage and flood risk - Some Flood Zones affecting site and cumulative impacts on downstream systems (Internal Drainage Board area) need to be considered and mitigated e.g., restricted discharges and long-term storage. Opportunities to improve and enhance canal blue/green corridors.

Education Infrastructure – Not applicable as site was submitted for employment.

Recognised issues or
further evidence required
but not unsuitable

Stage 6 – Preferred growth strategy

Site is within the urban boundary of Telford – therefore aligns with the growth strategy.

Favourable site

Stage 7 – Decision at Regulation 18

Strategic Planning Team – Initial Officer Commentary

Site is made up of 2 parcels of land, within existing built-up area and Allocated Strategic Employment Areas. So suitable for Employment Development.

Status at Regulation 18

This site was identified for employment land provision and is well connected to the strategic and/or primary route network with the potential for connection to the network.

Site was carried forward for public consultation.

Stage 8 – Further Technical Clarification

Internal Consultees

Archaeology – No anticipated constraint to deliverability associated with archaeological matters identified at this stage. Our previous recommendations for a Heritage Impact Assessment (HIA) and archaeological field evaluation in accordance with National Planning Policy Framework (NPPF) is unchanged. The results of the evaluation will determine the need for and scope of any archaeological mitigation.

Heritage – Settings of the basins of former guillotine locks (Shucks, Peaty, and a further unnamed) could be impacted, but the impact could be mitigated through design. Suggest leaving a buffer to adjacent former canal and protection of this feature during works, in order to preserve and perhaps restore the line of the former Shropshire Union canal which connects to statutorily listed heritage assets such as the Hadley Lock and Wappenshall to the south (both of which have been subject to recent works), and Wappenshall Wharf to the north. Historically, the western boundary was a towing path and had two locks - <https://maps.nls.uk/geo/explore/side-by-side/#zoom=16.5&lat=52.71910&lon=-2.49202&layers=225&right=ESRIWorld> [note PROW 8 along some of said boundary]

Ecology – Development should ensure that the Green Network policy and its principles are applied. This will require open space. This can be stacked with BNG and Greening Factor.

Evidence base documents

Strategic Flood Risk Assessment (SFRA) – Did not progress to Level 2.

Stage 9 – Site Deliverability

Suitability – The site is well located due to its location within the built up area of Telford, aligning with the Councils growth strategy. Stage 3 shows that the site has good access to several services and facilities including jobs and employment and the strategic road network. Stage 5 and 8 did not raise any serious concerns that would halt the site being developed. However careful consideration is needed to mitigate points raised by consultees. On this basis the site is therefore considered suitable.

Availability – The applicant has provided information regarding the owner’s intention to develop the site for mixed use. It is therefore considered available.

Achievability – The site has been identified as greenfield land where land is considered more viable due to the absence of existing constraints compared to previously developed land.

It is intended that the site will be delivered within 5 years and therefore within the plan period. In addition, no critical issues regarding the deliverability and viability of the site have been identified. The site is therefore considered achievable.

Stage 10 – Regulation 19 Conclusions

Land at Wheat Leasows is located within the parish of Hadley & Leegomery and adjoins the Telford built up area. It is 10.10ha and looking to provide 10.10ha of mixed use land.

No planning history is associated with the site.

Consultation responses received in relation to the site were both in support and against. Responses objecting were based on loss of agricultural land, pressures on highway infrastructure and concerns over air quality. These comments have been reviewed and summarised within the Regulation 18 Consultation Statement.

Following the Regulation 18 consultation the eastern parcel of land has now been removed.

Stage 1 identifies that the site satisfies the threshold for site selection with Stage 2 confirming there are no hard constraints on the site.

Stage 3 shows that the site has a mix of both poor and good access to several services and facilities. The site has poor access to a local centre and primary school but has good access to the strategic road network, jobs and employment, active travel and green space. It is classified as greenfield land.

Stage 4 states the site is at a low risk from surface water flooding, the site has not been taken forward to Stage 2 of the SFRA.

Stage 5 of the assessment raises considerations with highways and ecology.

The highways officer raises concerns with the A442 improvements but offers a possible solution for the western parcel of land (now being taken forward as part of Regulation 19) could involve works to Leegomery roundabout, alterations to Wheat Leasows or possible direct access to the A442. All of which would need to be considered to mitigate the issues raised, at a future planning application.

Ecology state there are areas of Green Network on site as well as a watercourse which would now be on the eastern side of the site. It is considered the developable area would likely be reduced. This is explored further in Stage 8.

Stage 6 confirms that the site aligns with the Council’s growth strategy as it is adjacent to built up area of Telford.

Stage 7 states that the parcels of land are located within a Strategic Employment Area and therefore appropriate for employment land, as a reminder following the Regulation 18 consultation, the western parcel has now been removed.

Stage 8 provides further clarifications for archaeology, heritage and ecology.

Archaeology and heritage do not raise any serious concerns with heritage stating mitigation could be sought through design and buffering to the adjacent canal.

Ecology consider further what would need to be provided as part of a future planning application to mitigate the impact of Green Network on site stating there will be a requirement for open space which could potentially be stacked with Biodiversity Net gain and Greening Factor.

Stage 9 identifies that the site is suitable, available and achievable.

To conclude, in consideration of the available information, the site is well located for its use due to being within the Strategic Employment Area and having good access to the Strategic Road Network. Technical considerations raised by consultees can be suitability mitigated and the site fits with the Councils growth strategy.

Therefore, the site is being taken forward as an allocation for employment use.

Appendix 1 - Site photos



TWC licenced aerial photography 2016/2017

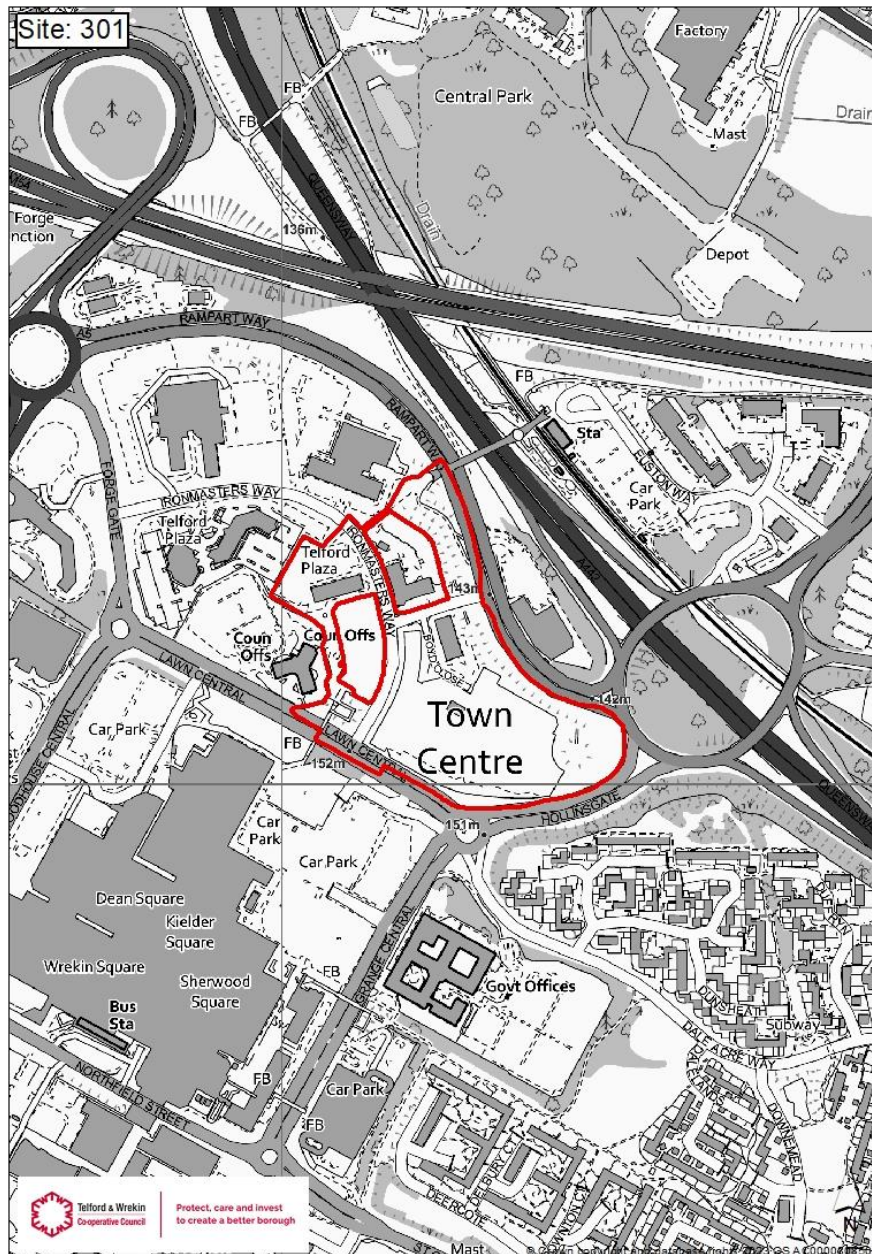


Call for Site ID	301
Site Allocation Reference	MU1
Site Address	Land off Ironmasters Way, TF3 4JE
Parish	Lawley & Overdale
Site Area (ha)	5.74
Greenfield/Brownfield	Brownfield
Proposed use	Mixed Use
Estimated Development	215 dwellings, 2.53 h/a employment land
Likely timeframe for development (0-5/6-10/11-15/15+ years)	0-5
Site Description	The site is located within the built up area of Telford situated in Telford Town Centre. Most of the site falls under brownfield land with several employment uses on site as well. East of the site is Hollinswood Interchange as well as Queensway a primary distributor road.

Recent Planning History

HYBRID PLANNING APPLICATION Full planning application for a multi-phased and severable mixed-use development comprising the erection of 189 no. dwellings (Class C3), a Digital Skills & Enterprise Hub incorporating serviced office accommodation, a hotel, commercial units with flexible retail, leisure and food and drink uses permitted (Class E (a-b)), public realm improvements to Ironmasters Way and Lawn Central, layout of associated access roads, landscaping and parking following demolition of the existing Lawn Central footbridge.

Outline application with all matters reserved for a multi-phased and severable mixed-use development comprising dwellings (Class C3), and/or residential care units (Class C2), and/ or office floorspace (Class E (g[i])) and/ or educational floorspace (Class F1 (a)) in addition to commercial floorspace with flexible retail, leisure and food and drink uses permitted (Class E (a-b)) and associated access, landscaping and parking, regrading of land associated with removal of Lawn Central footbridge, and demolition of Addenbrooke House and Bishton Court



N.B. Aerial photography and site visit photos are included in Appendix 1.

Site selection

Stage 1 – Sites taken forward must be capable of accommodating 5 dwellings or more, or for non-residential development 0.25ha or 500sqm of floorspace

The site size is 5.74ha as well accommodates over 5 dwellings and therefore over the size and housing units threshold.

Above threshold site carried forward

Stage 2 – Initial assessment of hard constraints

There were no hard constraints identified on the site.

No hard constraint

Stage 3 – Integrated Assessment Site Appraisal

Biodiversity Assets	Trees and hedgerows	Air Quality	Pre-1988 Grade 1, 2 or 3	Post 1988- Grade 1, 2 or 3a	Efficient use of land	Minerals	Landscape sensitivity	Visual sensitivity	Historic Environment	Flood Risk (FZ2)	Flood Risk (FZ3)	Flood Risk (SWFR)	Access to GP	Access to green space	Potential loss or provision of	Access to sports and	Potential amenity issues	Access to jobs/employees	Loss of employment land	Access to active travel	Access to bus stop/service	Access to railway station	Access to strategic road	Access to local centre	Access to primary school

Key Statements

- Good access to local centre, bus stop, train station, active travel and GP.
- Intermediate access to primary school and open space/recreation.
- Site likely to provide limited onsite greenspace.
- Adjacent to some large-scale employment/commercial uses 19976 jobs in 1.2km, 36880 jobs in 3km, and 57721 jobs in 5km.
- 97% overlap with
- Stafford Park, T54 and Central Telford employment land. 234m from A5.

Summary used to help inform final site selection

- The site is located on brownfield therefore it is considered an efficient use of land.
- The site has good access to a GP surgery located 703m from the site, 42m from a local centre and 492m from a train station.
- The site has good access to jobs.

Note – The boxes that have been left blank in the assessment above means they are not considered to impact the site.

Stage 4 – Flood risk sequential & exceptions test

Sequential Test – The site has no flood zones 2 or 3 and low risk of surface water flooding, therefore the site has been categorised as low flood risk.

The site was taken forward for Level 2 of the Strategic Flood Risk Assessment.

Low flood risk

Stage 5 – Initial Technical Assessment

Highways - In principle the proposals would appear possible, but the detail has yet to be agreed. Potentially has a major impact on the local highway network and requires major changes to infrastructure in the area, the impact of which has not been determined. Loss

of bridge, at grade crossing to Lawn Central and dealing with site levels a consideration. Lots of potential for highway issues.

Archaeology – No known significant archaeology. Former mine site.

Heritage – No comments.

Ecology – No obvious ecological constraints. An Ecological Appraisal may be required.

Geotechnical – Considered viable.

Drainage and flood risk - Land at pre app stage. Opportunities for Sustainable Drainage Systems retrofitting on brownfield land.

Severn Trent – Sewers - No significant headroom issues predicted in the existing network and the additional development is unlikely to have any significant impact. Groundwater – No comments.

Education infrastructure - Primary schools in the Southeast planning area include Grange Park, Hollinswood, Holmer Lake, Randlay and Windmill. The proposed housing in this area would probably not warrant a new primary but Hollinswood and Windmill have some potential for expansion. No expansions currently under consideration for this planning area. The south Telford secondary planning area consists of the following schools: Telford Langley, Telford Park, Madley, and Abraham Darby. Thomas Telford is also situated in this planning area but sits outside the Local Authority and admissions code. Planning for the expansion of Telford Langley by 300 places is underway, this will take the Net Capacity Assessment to 1200 places. Feasibility studies have been undertaken for the other three schools, there is limited scope for expansion due to site constraints. Most of the proposed sites are small but may generate the need for additional places within the south of the borough.

	Recognised issues or further evidence required but not unsuitable	
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Stage 6 – Preferred growth strategy

Site is within the urban boundary of Telford – therefore aligns with the growth strategy.

Favourable site		
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Stage 7 – Decisions at Regulation 18

Strategic Planning Team – Initial Officer Commentary

This is a vacant Brownfield site available for regeneration. Sustainable location, close to Telford Town Centre, Telford Railway Station, M54 plus other Services and facilities. There are Highways concerns regarding the Local Highway Network, however the proposals are recognised as possible.

Status at Regulation 18

The Council supports opportunity for regeneration in the town centre that supports a diverse mix of uses including the potential for residential led mixed use development. This site was therefore included for consultation as the Council looked to seek views on this approach.

Site was carried forward for public consultation.

Stage 8 – Further Technical Clarification

Internal Consultees

Highways – Further detail stated within comment agreed within hybrid application, stated within planning history section of this assessment.

Heritage – The only potential heritage asset is Darby House, which has been proposed for the updated Buildings of Local Interest list. Site already has planning permission (TWC/2022/0914) for a regeneration project.

Ecology – Site contains three areas of woodland and is adjacent to Green Network. Almost all sites will require some form of ecological assessment via Biodiversity Net Gain.

Severn Trent – Any surface water disposal from the development would be expected to follow the drainage hierarchy.

Evidence base documents

Strategic Flood Risk Assessment (SFRA) – Site progressed to Level 2 stating there are multiple surface water flow routes.

Water Cycle Study (WCS) – Foul Sewage Network: No reported flooding points along the flow route. An overflow is modelled 0.8km d/s of the development. There are sufficiently large pipes along the flow route. The above, in conjunction with the size of the development, result in a 'medium' potential risk level assumed. Surface Water Network: No nearby water courses, with the site to be connected to the surface water network. There are sufficiently large sized pipes along the flow route.

Stage 9 – Site Deliverability

Suitability – The site is located within the built up area of Telford, aligning with the Councils growth strategy. The initial assessment and further technical clarifications do not indicate any critical constraints. The site also has a number of services and facilities within proximity and is therefore considered suitable.

Availability – The applicant has provide information regarding the owner's intention to develop the site for mixed use. It is therefore considered available.

Achievability – The site has been identified as brownfield land where land is considered less viable due to being previously developed land with a higher likelihood for existing constraints compared to greenfield land.

It is intended that the site will be delivered within 5 years and therefore within the plan period. In addition, no critical issues regarding the deliverability and viability of the site have been identified. The site is therefore considered achievable.

Stage 10 – Regulation 19 Conclusions

Land off Ironmasters way is located within the parish of Lawley and Overdale and is in the built up area of Telford. The site is 5.74ha and is looking to provide a mixed use development of circa 215 homes and 2.53ha employment land.

There is a hybrid application linked to the site, the application was granted for 189 units and a number of uses.

No consultation responses were received in relation to the site.

Stage 1 identifies that the site satisfies the threshold for site selection with Stage 2 confirming there are no hard constraints.

Stage 3 identifies that the site would result in a loss of employment land. However, a number of services and facilities are within proximity, importantly this includes access to a GP, local centre and primary school. In addition, there are good links to existing transport infrastructure showing that the site is accessible. The site is classified as brownfield land.

Stage 4 states that the site is at low risk of surface water flooding. The site progressed to the second stage of the Strategic Flood Risk Assessment.

Stage 5 of the assessment raises considerations with highways.

Comments from the highways officer identifies in principle the proposals would be possible, with the detail yet to be agreed this is explained further in Stage 8.

Stage 6 confirms that the site aligns with the Council's growth strategy as it's within the urban boundary of Telford.

Stage 7 states that the site is vacant brownfield land with a number of services and facilities within the vicinity, highways raised concerns but development would be possible.

Stage 8 clarifies that the comments raised from the highways officer in Stage 5 have been agreed through the hybrid application shown in the planning history of this assessment. Heritage raises no further critical issues and ecology and Severn Water consider that further details would be needed at a later stage.

The SFRA confirms that there are multiple surface water flow routes.

Stage 9 identifies that the site is suitable, available and achievable.

To conclude, in consideration of the available information, all technical constraints can be reasonably mitigated and the site fits with the Council's growth strategy.

Therefore, the site is being taken forward as an allocation for mixed use development.

Appendix 1 - Site photos



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Call for Site ID	303
Site Allocation Reference	MU4
Site Address	Land at Southwater Phase II, TF3 4BF
Parish	Great Dawley
Site Area (ha - rounded)	0.21
Greenfield/Brownfield	Brownfield
Proposed use	Mixed use
Estimated Development	15 units / 0.21ha employment land
Likely timeframe for development (0-5/6-10/11-15/15+ years)	0-5
Site Description	The site is located within the built up area of Telford and is within Telford Town Centre. To the east is Telford Conference and Exhibition Area with the Telford Park to the south. A Travel Lodge is situated to the west.

Recent Planning History

TWC/2011/0037: Provision of public realm improvements to facilitate a new main street approved.

Site Plan



N.B. Aerial photography and site visit photos are included in Appendix 1.

Site selection

Stage 1 – Sites taken forward must be capable of accommodating 5 dwellings or more, or for non-residential development 0.25ha or 500sqm of floorspace

The site size is 0.21ha with a promoter aspiration for 15 apartment units + ground floor uses which could be capable of accommodating 500sqm of floor space, therefore over the threshold.

Site carried forward

Stage 2 – Initial assessment of hard constraints

There were no hard constraints identified on site.

No hard constraint

Stage 3 – Integrated Assessment Site Appraisal

Biodiversity Assets	Trees and hedgerows	Air Quality	Pre-1988 Grade 1, 2 or 3	Post 1988- Grade 1, 2 or 3a	Efficient use of land	Minerals	Landscape sensitivity	Visual sensitivity	Historic Environment	Flood Risk (FZ2)	Flood Risk (FZ3)	Flood Risk (SWFR)	Access to GP	Access to green space	Potential loss or provision of	Access to sports and	Potential amenity issues	Access to jobs/employees	Loss of employment land	Access to active travel	Access to bus stop/service	Access to railway station	Access to strategic road	Access to local centre	Access to primary school

Key Statements

- Favourable accessibility scores and not close to heritage assets.
- Adjacent to large employment/commercial sites
- Good proximity to jobs.
- No area is scored poorly.

Summary used to help inform final site selection

- The site is on brownfield land therefore is considered an efficient use of land.
- The site has good access to local facilities, the site has a GP surgery in 732m from the site, with a local centre located 41m from the site.
- The primary school is located 1,065m from the site.

Note – The boxes that have been left blank in the assessment above means they are not considered to impact the site.

Stage 4 – Flood risk sequential & exceptions test

Sequential Test – The site has no flood zones 2 or 3 and low risk of surface water flooding, therefore the site has been categorised as low flood risk.

Site did not progress to Level 2 of the Strategic Flood Risk Assessment.

Low flood risk

Stage 5 – Initial Technical Assessment

Highways – Density is lower than has previously been suggested (50+). Issues are there is a stated desire to provide vehicular access to the site which would necessarily breach the pedestrianised area on Southwater. Infrastructure at Southwater has not been finished and is waiting for the Telford International Centre hotel to commence. Highway issue have yet to be resolved.

Archaeology – No known significant archaeology.

Heritage – No comment.

Ecology – Adjacent to Telford Town Park. Impacts of lighting and recreation to be assessed and mitigated. Contribution to visitor infrastructure in the Town Park may be necessary.

Geotechnical – Considered viable.

Severn Trent – Sewers - No significant headroom issues predicted in the existing network and the additional development is unlikely to have any significant impact. Groundwater – No comments.

Flood risk and drainage – no comments

Education infrastructure – Primary schools - Primary schools in the Southeast planning area include Grange Park, Hollinswood, Holmer Lake, Randlay and Windmill. The proposed housing in this area would probably not warrant a new primary but Hollinswood and Windmill have some potential for expansion. No expansions currently under consideration for this planning area. Secondary schools - The south Telford secondary planning area consists of the following schools: Telford Langley, Telford Park, Madley, and Abraham Darby. Thomas Telford is also situated in this planning area but sits outside the Local Authority and admissions code. Planning for the expansion of Telford Langley by 300 places is underway, this will take the Net Capacity Area to 1200 places. Feasibility studies have been undertaken for the other three schools, there is limited scope for expansion due to site constraints. Most of the proposed sites are small but may generate the need for additional places within the south of the borough.

Recognised issues or
further evidence required
but not unsuitable

Stage 6 – Preferred growth strategy

Site is within the urban boundary of Telford – therefore aligns with the growth strategy

Favourable site

Stage 7 – Decisions at Regulation 18**Strategic Planning Team – Initial Officer Commentary**

Potentially suitable for Mixed use, to include residential housing and main Town Centre uses on ground floor to maintain the active Town Centre vibrancy.

Status at Regulation 18

The Council supports opportunity for regeneration in the town centre that supports a diverse mix of uses including the potential for residential led mixed use development. This site was therefore included for consultation as the Council sought views on this approach.

Stage 8 – Further Technical Clarification*Internal Consultees*

Highways – Recent pre-application shows parking issue unresolved. Still with Landowner and Developer. All other issues surrounding the site unchanged.

Heritage – No nearby heritage assets which would be impacted by development here

Drainage and Flood risk – No concerns raised

Severn Trent – Groundwater: Any surface water disposal from the development would be expected to follow the drainage hierarchy.

Evidence base documents

Strategic Flood Risk Assessment (SFRA) – Site did not progress to Level 2 stating there is no flood risk.

Stage 9 – Site Deliverability

Suitability – The site is located within the built up area of Telford, aligning with the Councils growth strategy. The initial assessment and further technical clarifications do not indicate any critical constraints. The site also has a number of services and facilities within proximity and is therefore considered suitable.

Availability – The applicant has provide information regarding the owner's intention to develop the site for mixed use. It is therefore considered available.

Achievability – The site has been identified as brownfield land where land is considered less viable due to being previously developed land with a higher likelihood for existing constraints compared to greenfield land.

It is intended that the site will be delivered within 5 years and therefore within the plan period. In addition, no critical issues regarding the deliverability and viability of the site have been identified. The site is therefore considered achievable.

Stage 10 – Regulation 19 Conclusions

Land at Southwater is located within the parish of Lawley and Overdale and is in the built up area of Telford. The site is 0.21ha and is looking to provide a mixed use development circa 15 homes and 0.21ha employment land.

An application was granted in 2011 for the provision of public realm improvements to facilitate a new main street.

A consultation response was received in support of the allocation.

Stage 1 identifies that the site satisfies the threshold for site selection with Stage 2 confirming there are no hard constraints.

Stage 3 identifies a number of services and facilities are within proximity, importantly this includes access to a GP, local centre and jobs and employment. In addition, there are reasonable links to existing transport infrastructure showing that the site is accessible. The site is classified as brownfield land.

Stage 4 states that the site is at low risk of surface water flooding. The site did not progress to the second stage of the Strategic Flood Risk Assessment.

Stage 5 of the assessment raises considerations with highways and ecology.

Comments from the highways officer states existing highways issues regarding vehicular access have yet to be resolved this is explored further in Stage 8.

The ecology officer considers that mitigation for lighting and recreation would be needed as well as a potential contribution to visitor infrastructure. It is considered that this can be dealt with at a planning application.

Stage 6 confirms that the site aligns with the Council's growth strategy as it's within the urban boundary of Telford.

Stage 7 summaries that the site is potentially suitable for mixed use due to the sites location in the town centre.

Stage 8 clarifies that highways response is unchanged following a recent pre-application. It is considered that suitable mitigation that looks to resolve vehicular access and parking will be required as part of a planning application.

The SFRA considers the site has no flood risk.

Stage 9 identifies that the site is suitable, available and achievable.

To conclude, in consideration of the available information, all technical constraints can be reasonably mitigated and the site fits with the Councils growth strategy.

Therefore, the site is being taken forward as an allocation for mixed use development.

Appendix 1 - Site photos



TWC licenced aerial photography 2016/2017

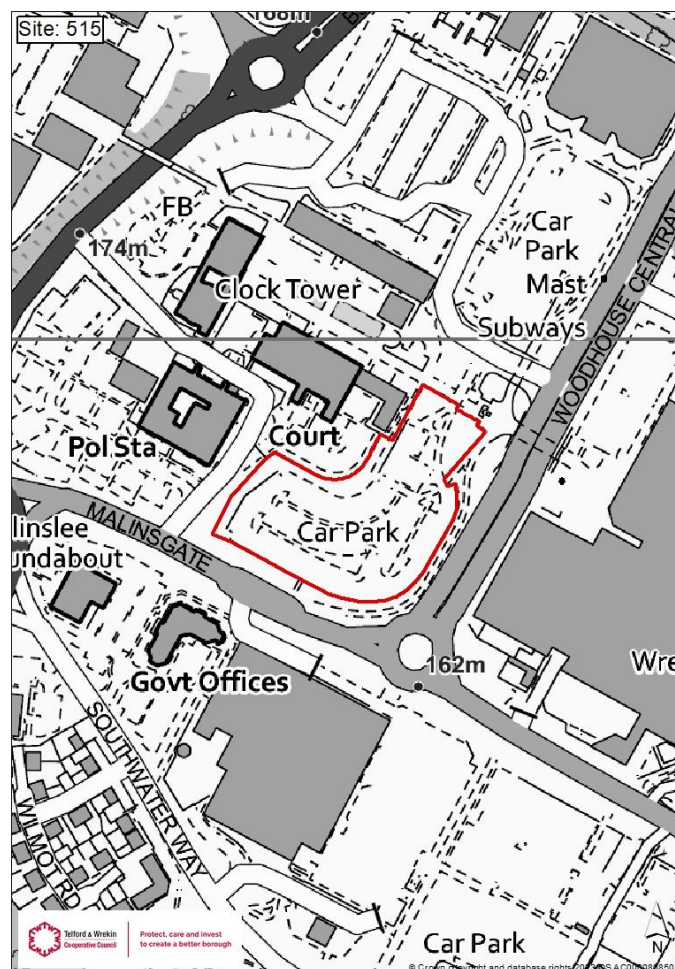


Call for Site ID	515
Site Allocation Reference	MU2
Site Address	Blue Willow Car Park, TF3 4BX
Parish	Lawley & Overdale
Site Area (ha)	1.02
Greenfield/Brownfield	Brownfield
Proposed use	Mixed use
Estimated Development	158 housing units/1.02ha employment land
Likely timeframe for development (0-5/6-10/11-15/15+ years)	0-5
Site Description	The site is located within Telford Town Centre and within the built up area. The sites current use is a carpark.

Recent Planning History

Full application for Installation of automated car parking barriers, ticket dispensing machines, 7no. Canopies and 7no. Lighting/camera columns was granted planning permission. Ref:W2003/0185.

Site Plan



N.B. Site photos are included in appendix 1

Site selection

Stage 1 – Sites taken forward must be capable of accommodating 5 dwellings or more, or for non-residential development 0.25ha or 500sqm of floorspace

The site size is 1.02ha and is looking to accommodate 158 dwellings and therefore over the size and unit threshold.

Above threshold site carried forward

Stage 2 – Initial assessment of hard constraints

There were no hard constraints identified on the site.

No hard constraint

Stage 3 – Integrated Assessment Site Appraisal

Biodiversity Assets	Trees and hedgerows	Air Quality	Pre-1988 Grade 1, 2 or 3	Post 1988- Grade 1, 2 or 3a	Efficient use of land	Minerals	Landscape sensitivity	Visual sensitivity	Historic Environment	Flood Risk (FZ2)	Flood Risk (FZ3)	Flood Risk (SWFR)	Access to GP	Access to green space	Potential loss or provision of	Access to sports and	Potential amenity issues	Access to jobs/employees	Loss of employment land	Access to active travel	Access to bus stop/service	Access to railway station	Access to strategic road	Access to local centre	Access to primary school

Key Statements

- Good access to local centre, open space/recreation, and GP surgery.
- Intermediate access to bus stop, train station, primary school, and active travel.
- Nothing marked as poor.
- Adjacent to some employment/commercial uses, unsure of details of land use. 17362 jobs in 1.2km, 36290 jobs in 3km, 55893 jobs in 5km. 615m from A5.

Summary used to help inform final site selection

- The site is brownfield therefore is considered an efficient use of land.
- The site is located 764m from a GP surgery, 250m from open green space and 24m from a local centre.
- There is good access to jobs in the area.
- The site has good access to the active travel network.

Note – The boxes that have been left blank in the assessment above means they are not considered to impact the site.

Stage 4 – Flood risk sequential & exceptions test

Sequential Test – The site has no flood zones 2 or 3 and low risk of surface water flooding, therefore the site has been categorised as low flood risk.

Low flood risk

Stage 5 – Initial Technical Assessment

Highways - Parking capacity and replacement issue as well as impact on pedestrian routes through the adjoining areas. Potentially increases rat running through the adjoining car park.

Archaeology – no comments

Heritage – No comments.

Ecology – No obvious ecological constraints.

Geotechnical – Considered viable.

Drainage and flood risk – No comments.

Severn Trent – Sewers - No significant headroom issues predicted in the existing network and the additional development is unlikely to have any significant impact. Groundwater – No comments.

Education Infrastructure - Primary schools in the Southeast planning area include Grange Park, Hollinswood, Holmer Lake, Randlay and Windmill. The proposed housing in this area would probably not warrant a new primary but Hollinswood and Windmill have some potential for expansion. No expansions currently under consideration for this planning area. The south Telford secondary planning area consists of the following schools: Telford Langley, Telford Park, Madley, and Abraham Darby. Thomas Telford is also situated in this planning area but sits outside the Local Authority and admissions code. Planning for the expansion of Telford Langley by 300 places is underway, this will take the Net Capacity Assessment to 1200 places. Feasibility studies have been undertaken for the other three schools, there is limited scope for expansion due to site constraints. Most of the proposed sites are fairly small but may generate the need for additional places within the south of the borough.

Recognised issues or
further evidence required
but not unsuitable

Stage 6 – Preferred growth strategy

Site is within the urban boundary of Telford – therefore aligns with the growth strategy.

Favourable site

Stage 7 – Decision at Regulation 18

Strategic Planning Team – Initial Officer Commentary

Potentially suitable for Mixed use, to include residential housing and main Town Centre uses on ground floor to maintain the active Town Centre vibrancy. Recognising there are several sites along Woodhouse Central being promoted, we would require evidence to show potential loss of ground service Car Parking and a Masterplan to justify the loss.

Status at Regulation 18

The Council supports opportunity for regeneration in the town centre that supports a diverse mix of uses including the potential for residential led mixed use development. This site was therefore included for consultation as the Council wished to seek views on this approach.

Site was carried forward for public consultation.

Stage 8 – Further Technical Clarification

Internal Consultees

Highways – We have insufficient information to determine whether this is possible or not. If the land is required for its present purpose then it cannot come forward for development.

Archaeology – No known significant archaeological remains identified and no constraint to site deliverability relating to archaeological matters.

Heritage – The only potential heritage asset is the Thomas Telford statue commissioned for Telford Square, which is proposed to be added to the list of Buildings of Local Interest. In any event, the proposed development would be considered to have a neutral impact upon this heritage asset.

Drainage and Flood risk – No obvious constraints

Evidence base documents

Strategic Flood Risk Assessment (SFRA) - Need to understand the flooding from the underpass

Stage 9 – Site Deliverability

Suitability – The site is well located due its location with the built up area of Telford, aligning with the Council's growth strategy. The initial assessment and further technical clarifications indicate that highways would not accept development on the site either confirmation that provision is either no longer required or a suitable alternative has been identified. The site is also within proximity to a number of services and facilities. It is therefore considered suitable.

Availability – The applicant has provide information regarding the owner's intention to develop the site for residential use. It is therefore considered available.

Achievability – The site has been identified as brownfield land where land is considered less viable due to being previously developed land with a higher likelihood for existing constraints compared to greenfield land.

It is intended that the site will be delivered within 5 years and therefore within the plan period. In addition, no critical issues regarding the deliverability and viability of the site have been identified. The site is therefore considered achievable.

Stage 10 – Regulation 19 Conclusions

Blue Willows carpark is located within the parish of Lawley and Overdale. It is located within the built up area of Telford and is 1.02ha and is looking to provide circa 158 homes as well as potential for ground floor commercial uses in keeping with the town centre location.

An application was granted in 2003 in relation to upgrades to the existing car park.

Consultation responses received in relation to the site objects to the loss of car parking within the town centre. These comments have been reviewed and summarised within the Regulation 18 consultation statement.

Stage 1 identifies that the site satisfies the threshold for site selection with Stage 2 confirming there are no hard constraints.

Stage 3 identifies a number of services and facilities within proximity to the site, importantly this includes good access to jobs and employment as well as a local centre and GP. There is also good access to existing transport infrastructure. It is classified as brownfield land.

Stage 4 states that the site is at low risk of surface water flooding. The site progressed to Level 2 of the SFRA.

Stage 5 of the assessment raises considerations with highways.

The highways officer states that there is parking capacity that may need to be re-provided if it is still required. . This is further explored within Stage 8.

Stage 6 confirms that the site aligns with the Council's growth strategy as it's within the urban boundary of Telford.

Stage 7 states the site is potentially suitable for Mixed use, to include residential housing and main Town Centre uses on ground floor to maintain the active Town Centre vibrancy. It further states that evidence would be required to bring the site forward justifying loss of car parking.

Stage 8 provides further clarification for a number of internal consultees including highways.

Highways further state that as part of a planning application further would be required to evidence the need for the existing parking capacity and whether it needs to be re-provided elsewhere within the vicinity of the town centre. In consideration of these comments the

car park has been closed since at least 2022 showing that there is a limited need for parking on this site.

Other considerations do not raise any critical concerns.

Stage 9 considers that the site is suitable, available and achievable.

To conclude, in consideration of the available information, all technical constraints can be reasonably mitigated, in consideration of highways comments the car park has not been used since 2022. The site is well located within Telford Town Centre with access to a number of services and facilities.

Therefore the site is being taken forward as an allocation for mixed use.

Appendix 1 - Site photos



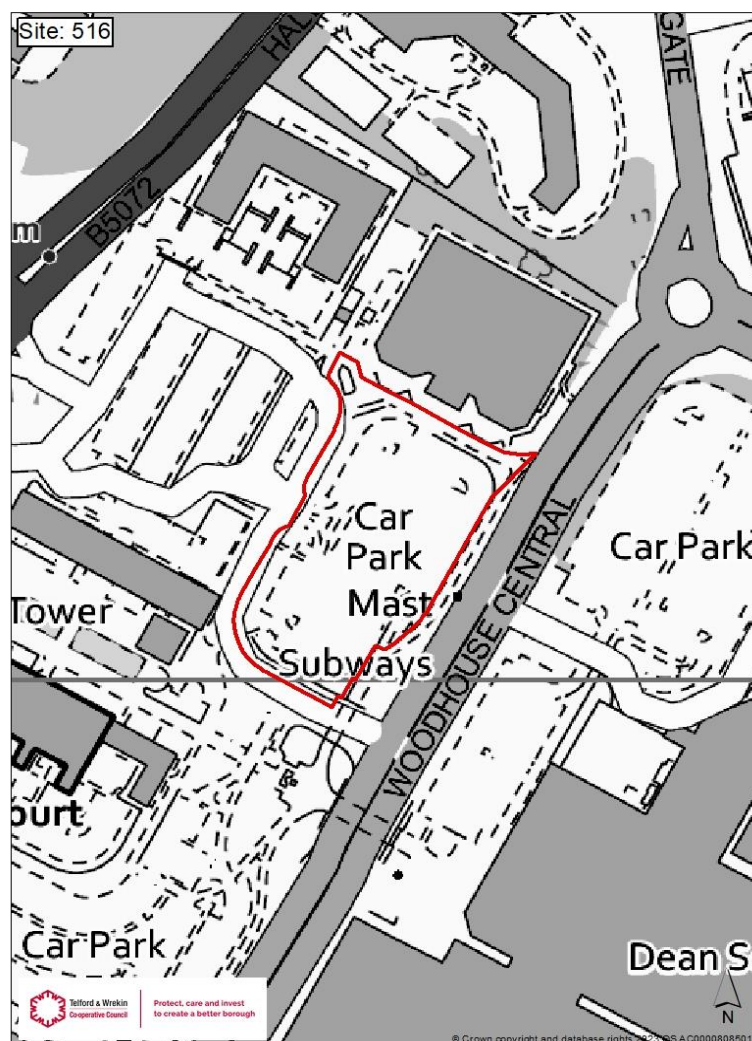


Call for Site ID	516
Site Allocation Reference	MU3
Site Address	Lime Green Car Park, TF3 4NE
Parish	Lawley & Overdale
Site Area (ha)	0.87
Greenfield/Brownfield	Brownfield
Proposed use	Mixed use
Estimated Development	138 units / 0.87ha
Likely timeframe for development (0-5/6-10/11-15/15+ years)	0-5
Site Description	The site is located within Telford Town Centre and within the built up area. The sites current use is a carpark.

Recent Planning History

Full application for Installation of automated car parking barriers, ticket dispensing machines, 7no. canopies and 7no. lighting/camera columns was granted planning permission. Ref:W2003/0185

Site Plan



N.B. Site photos are included in appendix 1

Site selection

Stage 1 – Sites taken forward must be capable of accommodating 5 dwellings or more, or for non-residential development 0.25ha or 500sqm of floorspace

The site size is 0.87ha and therefore over the size threshold.

Above threshold site carried forward

Stage 2 – Initial assessment of hard constraints

There were no hard constraints identified on the site.

No hard constraint

Stage 3 – Integrated Assessment Site Appraisal

Biodiversity Assets	Trees and hedgerows	Air Quality	Pre-1988 Grade 1, 2 or 3	Post 1988- Grade 1, 2 or 3a	Efficient use of land	Minerals	Landscape sensitivity	Visual sensitivity	Historic Environment	Flood Risk (FZ2)	Flood Risk (FZ3)	Flood Risk (SWFR)	Access to GP	Access to green space	Potential loss or provision of	Access to sports and	Potential amenity issues	Access to jobs/employees	Loss of employment land	Access to active travel	Access to bus stop/service	Access to railway station	Access to strategic road	Access to local centre	Access to primary school

Key Statements

- Good access to local centre, train station, open space/recreation and active travel.
- Intermediate access to bus stop, primary school; and GP surgery.
- Nothing marked as poor.
- Adjacent to some employment/commercial uses, unsure of details of land use. 17714 jobs in 1.2km, 36329 jobs in 3km, 58490 jobs in 5km. 539m from A5.

Summary used to help inform final site selection

- The site is brownfield therefore is considered an efficient use of land.
- The site is located 903m from a GP surgery, 288m from open green space and 61m from a local centre.
- There is good access to jobs in the area.
- The site has good access to the active travel network.

Note – The boxes that have been left blank in the assessment above means they are not considered to impact the site.

Stage 4 – Flood risk sequential & exceptions test

Sequential Test – The site has no flood zones 2 or 3 and low risk of surface water flooding, therefore the site has been categorised as low flood risk.

Low flood risk

Stage 5 – Initial Technical Assessment

Highways - Parking capacity and replacement as well as impact on pedestrian routes through the adjoining areas. Potentially increases rat running through the adjoining car park. Potentially lots of highway issues.

Archaeology – no comments

Heritage – No comments.

Ecology – No obvious ecological constraints.

Geotechnical – Considered viable, 1 shaft within, 2 close to West boundary.

Drainage and flood risk – No comments.

Severn Trent – Sewers – No significant headroom issues predicted. Groundwater – No comments.

Education Infrastructure - Primary schools in the Southeast planning area include Grange Park, Hollinswood, Holmer Lake, Randlay and Windmill. The proposed housing in this area would probably not warrant a new primary but Hollinswood and Windmill have some potential for expansion. No expansions currently under consideration for this planning area. The south Telford secondary planning area consists of the following schools: Telford Langley, Telford Park, Madley, and Abraham Darby. Thomas Telford is also situated in this planning area but sits outside the Local Authority and admissions code. Planning for the expansion of Telford Langley by 300 places is underway, this will take the Net Capacity Assessment to 1200 places. Feasibility studies have been undertaken for the other three schools, there is limited scope for expansion due to site constraints. The majority of the proposed sites are fairly small but may generate the need for additional places within the south of the borough.

Recognised issues or
further evidence required
but not unsuitable

Stage 6 – Preferred growth strategy

Site is within the urban boundary of Telford – therefore aligns with the growth strategy.

Favourable site

Stage 7 – Decision at Regulation 18

Strategic Planning Team – Initial Officer Commentary

Potentially suitable for Mixed use, to include residential housing and main Town Centre uses on ground floor to maintain the active Town Centre vibrancy. Recognising there are several sites along Woodhouse Central being promoted, we would require evidence to show potential loss of ground service Car Parking and a Masterplan to justify the loss.

Status at Regulation 18

The Council supports opportunity for regeneration in the town centre that supports a diverse mix of uses including the potential for residential led mixed use development. This site was therefore included for consultation as the Council wished to seek views on this approach.

Site was carried forward for public consultation.

Stage 8 – Further Technical Clarification

Internal Consultees

Highways – We have insufficient information to determine whether this is possible or not. If the land is required for its present purpose then it cannot come forward for development.

Archaeology – No known significant archaeological remains identified and no constraint to site deliverability relating to archaeological matters.

Heritage – The proposed development would be considered to have a neutral impact upon the potential Building of Local Interest.

Drainage and Flood risk – No obvious constraints.

Severn Trent – Any surface water disposal from the development would be expected to follow the drainage hierarchy

Evidence base documents

Strategic Flood Risk Assessment (SFRA) – Small extent of flooding in corner

Stage 9 – Site Deliverability

Suitability – The site is well located due its location with the built up area of Telford, aligning with the Council's growth strategy. The initial assessment and further technical clarifications do not indicate any critical constraints. The site is also within proximity to a number of services and facilities. It is therefore considered suitable.

Availability – The applicant has provide information regarding the owner's intention to develop the site for residential use. It is therefore considered available.

Achievability – The site has been identified as brownfield land where land is considered less viable due to being previously developed land with a higher likelihood for existing constraints compared to greenfield land.

It is intended that the site will be delivered within 5 years and therefore within the plan period. In addition, no critical issues regarding the deliverability and viability of the site have been identified. The site is therefore considered achievable.

Stage 10 – Regulation 19 Conclusions

Lime green carpark is located within the parish of Lawley and Overdale. It is located within the built up area of Telford and is 0.87ha and is looking to provide circa 138 homes as well as employment land.

An application was granted in 2003 in relation to upgrades to the existing car park.

Consultation responses received in relation to the site objects to the loss of car parking within the town centre.

Stage 1 identifies that the site satisfies the threshold for site selection with Stage 2 confirming there are no hard constraints.

Stage 3 identifies a number of services and facilities within proximity to the site, importantly this includes good access to jobs and employment as well as a local centre and GP. There is also good access to existing transport infrastructure. It is classified as brownfield land.

Stage 4 states that the site is at low risk of surface water flooding. The site progressed to Level 2 of the SFRA.

Stage 5 if the assessment raises considerations with highways.

The highways officer states that there is parking capacity and a replacement issue with the site there is also potential for rat running through the adjoining carpark. This is further explored within Stage 8.

Stage 6 confirms that the site aligns with the Council's growth strategy as it's within the urban boundary of Telford.

Stage 7 states the site is potentially suitable for Mixed use, to include residential housing and main Town Centre uses on ground floor to maintain the active Town Centre vibrancy. It further states that evidence would be required to bring the site forward justifying loss of car parking.

Stage 8 provides further clarification for a number of internal consultees including highways.

Highways further state that insufficient information has been evidenced to stat whether the development is acceptable or not. In consideration of these comments the site promoter submitted information around parking capacity which will be refreshed after Regulation 19 submission.

Stage 9 considers the site is suitable, available and achievable subject to further evidence regarding the need for parking in the town centre.

To conclude, in consideration of the available information, it is considered that both 515 (Blue Willow Car Park) have the potential to bring in residential / mixed use development at scale similar to the current Station Quarter development site. The site is a brownfield site that is well located within Telford Town Centre with access to a number of services and facilities. Subject to further evidence demonstrating parking need with the town centre it considered that the site allocation is suitable for development.

Therefore the site is being taken forward as an allocation for mixed use.

Appendix 1 - Site photos



TWC licenced aerial photography 2016/2017

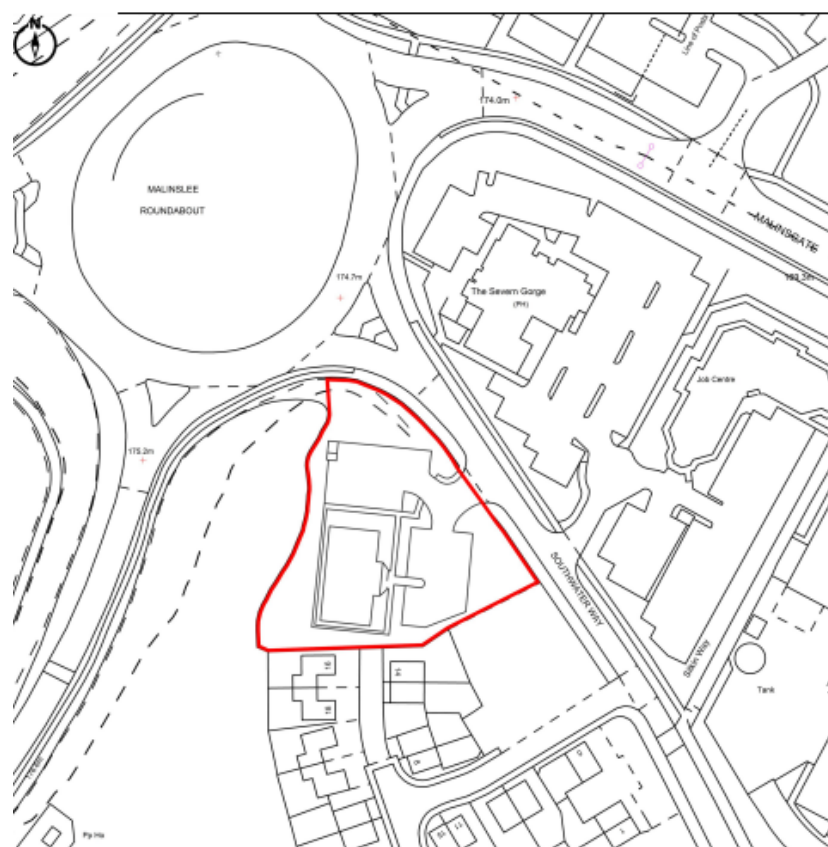


Call for Site ID	630
Site Allocation Reference	MU5
Site Address	Agriculture House Southwater Way Telford
Parish	Great Dawley
Site Area (ha)	0.31
Greenfield/Brownfield	Brownfield
Proposed use	Mixed use
Estimated Development	11 units / 0.31ha
Likely timeframe for development (0-5/6-10/11-15/15+ years)	0-5
Site Description	The site is located in Telford Town Centre, south of the roundabout. Currently the site is partially used for employment as well as having a number of trees on site which come under the Green Network.

Recent Planning History

Application approved for replacement of wooden bin store with brick. Ref: W97/0670

Site Plan



N.B. Site photos are included in appendix 1

Site selection

Stage 1 – Sites taken forward must be capable of accommodating 5 dwellings or more, or for non-residential development 0.25ha or 500sqm of floorspace

The site size is 0.31ha and looking to accommodate 11 units and therefore over the threshold.

Above threshold site carried forward

Stage 2 – Initial assessment of hard constraints

There were no hard constraints identified on the site.

No hard constraint

Stage 3 – Integrated Assessment Site Appraisal

Biodiversity Assets	Trees and hedgerows	Air Quality	Pre-1988 Grade 1, 2 or 3	Post 1988- Grade 1, 2 or 3a	Efficient use of land	Minerals	Landscape sensitivity	Visual sensitivity	Historic Environment	Flood Risk (FZ2)	Flood Risk (FZ3)	Flood Risk (SWFR)	Access to GP	Access to green space	Potential loss or provision	Access to sports and	Potential amenity issues	Access to jobs/employees	Loss of employment land	Access to active travel	Access to bus stop/service	Access to railway station	Access to strategic road	Access to local centre	Access to primary school

Key Statements

- The site performs well in a number of areas due to its location within Telford Town Centre.
- The site is an efficient use of land.
- It does score well in potential loss of onsite green space with a replacement unlikely due to the site area.

Summary used to inform final site selection

- The site is brownfield therefore is considered an efficient use of land.
- The site is located 610m from a GP surgery and 22m from a local centre. The site is located 38m from a sports facility.
- The site has good access to the active travel network, located 17m from the site.
- The site has good access to jobs in the area.

Note – The boxes that have been left blank in the assessment above means they are not considered to impact the site.

Stage 4 – Flood risk sequential & exceptions test

Sequential Test – The site has no flood zones 2 or 3 and low risk of surface water flooding, therefore the site has been categorised as low flood risk.

The site progressed to Level 2 of the Strategic Flood Risk Assessment

Low flood risk

Stage 5 – Initial Technical Assessment

Highways – Access okay, may not get an adoptable road on site

Archaeology – TBC

Heritage – None

Ecology – Need for surveys and potentially mitigation either onsite or offsite. Green Network is present onsite, across three sides. Bats are known nearby. Existing trees and possibly buildings have potential to support roosting bats. Trees should be retained for biodiversity value.

Geotechnical – Site likely to be viable

Severn Trent – Sewers – no comments. Groundwater – No comments

Drainage and flood risk – Local land drainage issues known, this will need to be managed

Education infrastructure – Primary: The primary schools within the south west planning area include: Aqueduct, Captain Webb, Dawley, Ladygrove, Lawley, Lawley Village, Lightmoor, Newdale, and Old Park. Lawley Village Academy is currently 1 Form Entry (FE) but was built with a 2FE core and would need expansion to house any additional developments. Feasibility of expanding Lightmoor by 0.5FE (105 places) is under consideration. Lawley, Dawley and Meadows are not suitable for expansion, but there would be potential for expansion at Aqueduct and Old Park

Secondary: The south Telford secondary planning area consists of the following schools: Telford Langley, Telford Park, Madeley and Abraham Darby. Thomas Telford is also situated in this planning area, but sits outside the Local Authority and admissions code. Telford Langley has been expanded by 300 places this takes the Net Capacity Assessment to 1200 places and this will take this site to saturation. Feasibility studies have been undertaken for the other three schools, there is limited scope for expansion due to site constraints. The majority of the proposed sites are fairly small, but may generate the need for additional places within the south of the borough.

Recognised issues or further evidence required but not unsuitable

Stage 6 – Preferred growth strategy

Site is within the urban boundary of Telford – therefore aligns with the growth strategy.

Favourable site

Stage 7 – Decision at Regulation 18**Strategic Planning Team – Initial Officer Commentary**

Site is within Telford Town Centre, adjacent to an area of recent housing development and is close to Services and Facilities. Potentially suitable for mixed use development, including housing.

Status at Regulation 18

The Council supports opportunity for regeneration in the town centre that supports a diverse mix of uses including the potential for residential led mixed use development. This site has therefore been included for consultation as the Council wished to seek views on this approach.

Site was carried forward for public consultation.

Stage 8 – Further Technical Clarification*Internal Consultees*

Highways – The site has a suitable access onto Southwater Way fit for the present B1 use. It is a private access. On the basis that the new development is comparable in terms of trips there is likely to be a solution. The point being made is that the site is relatively small. An adoptable road and turning head would take out developable land. It may be achievable but there may be a tradeoff.

Archaeology – No known significant archaeological remains identified and no constraint to site deliverability relating to archaeological matters.

Ecology – circa half of the 0.31ha site is wooded and designated as Green Network. c0.16ha of the site appears not to be woodland or designated green Network, however, root protection areas will extend further into this (likely min radius of 12x diameter at 1.5m above ground level).

Drainage and Flood risk – Local land drainage is minimal, just needs to be designed for.

Severn Trent – Due to the small number of dwellings at this development site, Severn Trent wouldn't expect this development to have a detrimental impact on the network. Any surface water disposal from the development would be expected to follow the drainage hierarchy.

Evidence base documents

Strategic Flood Risk Assessment (SFRA) – Access and egress concerns

Stage 9 – Site Deliverability

Suitability – The site is well located due its location with the built up area of Telford, aligning with the Council's growth strategy. The initial assessment did not raise any critical concerns, however through further clarifications the developable area due to ecological constraints could be reduced. Suitable mitigation would be sought to be able to demonstrate suitability this explored further in Stage 10.

Availability – The applicant has provide information regarding the owner's intention to develop the site for residential use. It is therefore considered available.

Achievability –The site has been identified as brownfield land where land is considered less viable due to being previously developed land with a higher likelihood for existing constraints compared to greenfield land.

It is intended that the site will be delivered within 5 years and therefore within the plan period. In addition, no critical issues regarding the deliverability and viability of the site have been identified. The site is therefore considered achievable.

Stage 10 – Regulation 19 Conclusions

Agriculture House is located within the parish of Great Dawley. It is located within the built up area of Telford and is 0.31ha. It is looking to provide circa 18 homes and employment land.

An application was granted 1997 for replacement of wooden bin with brick.

Consultation responses received in relation to the site supported development.

Stage 1 identifies that the site satisfies the threshold for site selection with Stage 2 confirming there are no hard constraints.

Stage 3 identifies a number of services and facilities within proximity to the site, importantly this includes good access to jobs and employment as well as a local centre and GP. There is also reasonable access to existing transport infrastructure. It is classified as brownfield land.

Stage 4 states that the site is at low risk of surface water flooding. The site progressed to Level 2 of the SFRA.

Stage 5 of the assessment raises considerations with highways and ecology.

Highways raise considerations that the site may not get an adoptable road on site. This is explored further in Stage 8.

The ecological officer states that there is green network on site with bats known to be nearby, hey further state that trees should be retained due to their biodiversity value. This is explored further in Stage 8

Stage 6 confirms that the site aligns with the Council's growth strategy as it's within the urban boundary of Telford.

Stage 7 states that the site has potential for mixed use development due its location within the town centre of Telford.

Stage 8 provides further clarifications for a number of consultees including highways and ecology.

Highways consider the site has a suitable access onto Southwater Way. In clarification of whether an adoptable road could be done on site the highways officer clarifies an adoptable road and turning head would take out developable land. It may be achievable but there may be a trade-off. It is considered that this could be suitably mitigated through a planning application.

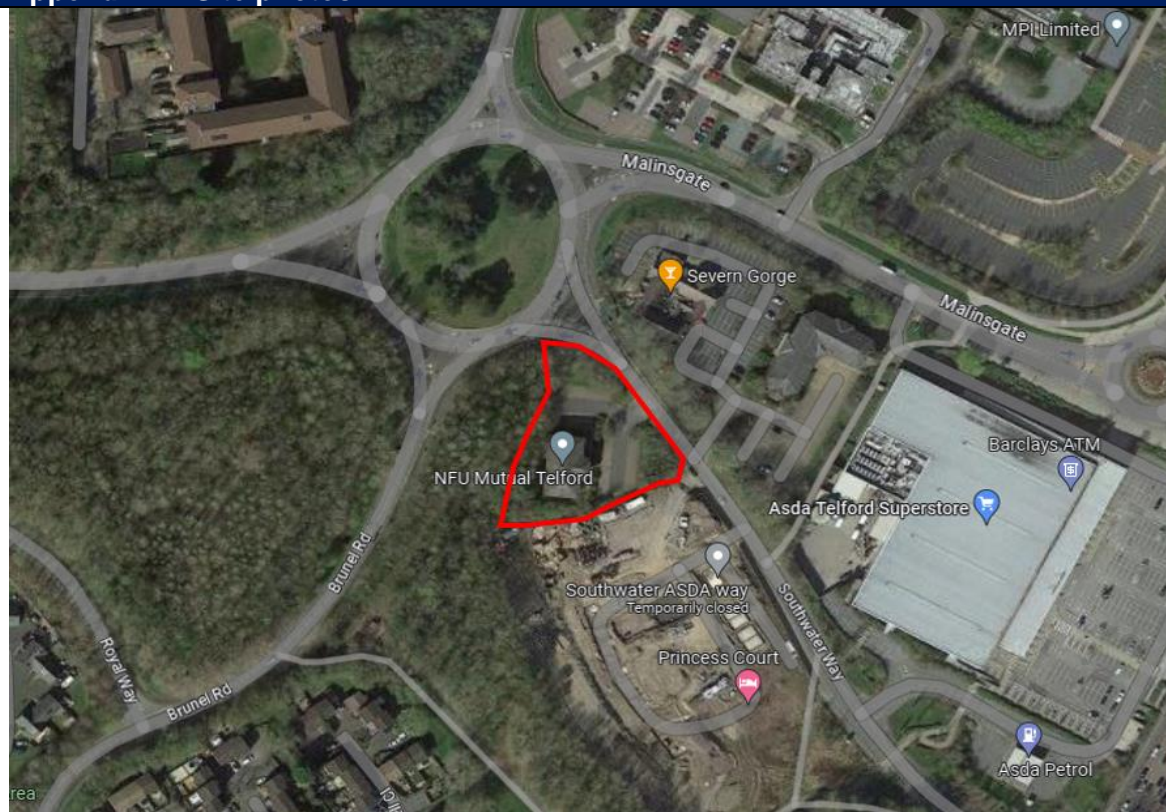
Ecology raises further considerations stating half of the site is wooded and designated as Green Network reducing the site by half, root protection areas would also affect the developable area. This has been considered and the density put forward for development equates to less than half of the site per the Councils Net Developable Area shown in Table 2 within the Site Assessment Technical Paper. It is considered that this could be appropriately addressed within a future planning application.

Stage 9 identifies that the site is suitable, available and achievable.

To conclude, in consideration of the available information, all technical constraints can be reasonably mitigated and the site fits with the Councils growth strategy.

Therefore, the site is being taken forward as an allocation for mixed use.

Appendix 1 - Site photos



TWC licenced aerial photography 2016/2017

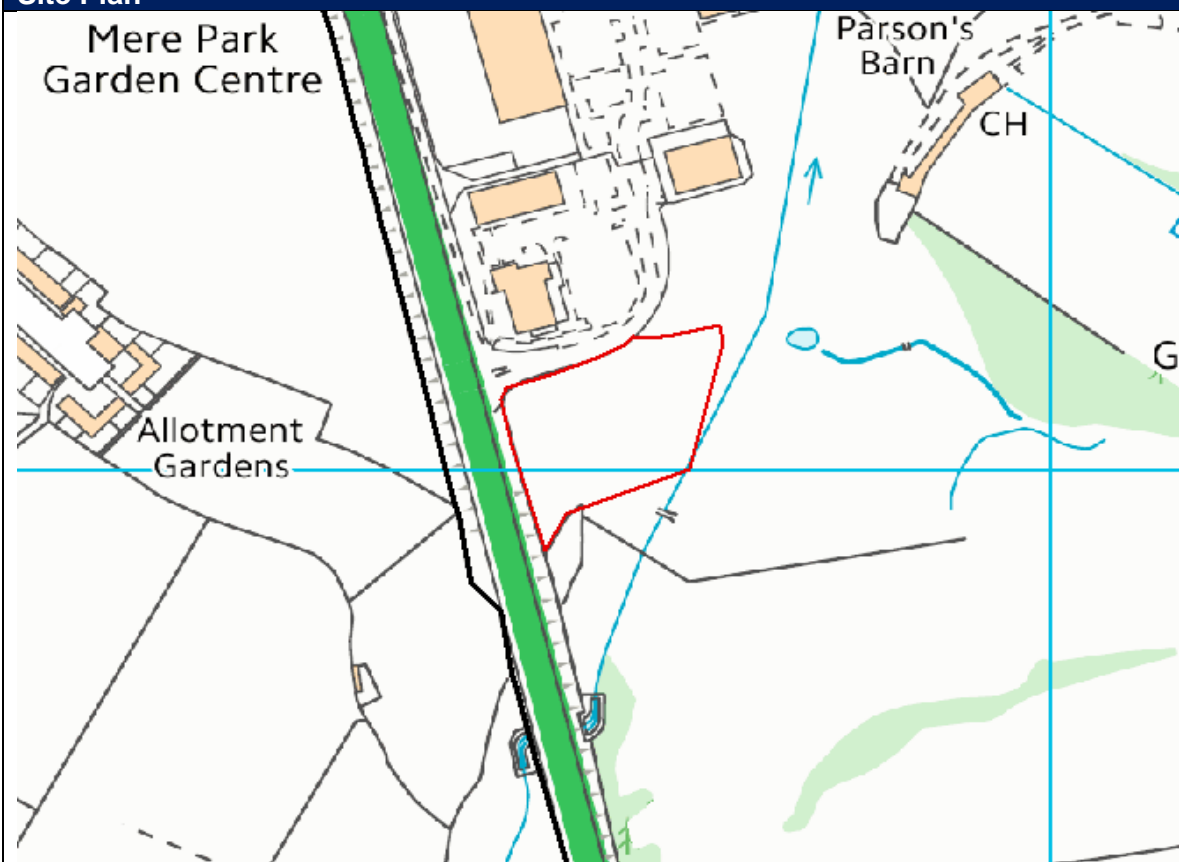


Call for Site ID	703
Site Allocation Reference	MU8
Site Address	Mere Park
Parish	Newport
Site Area (ha - rounded)	0.60
Greenfield/Brownfield	Greenfield
Proposed use	Mixed use
Estimated Development	0.60ha
Likely timeframe for development (0-5/6-10/11-15/15+ years)	0-5
Site Description	The site sits adjacent to the built up area of Newport east of the A41. Aqualate Gold Club is located to the south and east of the site with services such as Mere Park Garden Centre and the Premier Inn located north of the site. IT sits partly within a mineral safeguarding area.

Recent Planning History

TWC/2023/0400 was refused for the erection of a children's nursery school.

Site Plan



N.B. Aerial photography and site visit photos are included in appendix 1

Site selection

Stage 1 – Sites taken forward must be capable of accommodating 5 dwellings or more, or for non-residential development 0.25ha or 500sqm of floorspace

The site size is 0.60ha and therefore over the size threshold.

Above threshold site carried forward

Stage 2 – Initial assessment of hard constraints

There were no hard constraints identified on the site.

No hard constraint

Stage 3 – Integrated Assessment Site Appraisal

Biodiversity Assets	Trees and hedgerows	Air Quality	Pre-1988 Grade 1, 2 or 3	Post 1988- Grade 1, 2 or 3a	Efficient use of land	Minerals	Landscape sensitivity	Visual sensitivity	Historic Environment	Flood Risk (FZ2)	Flood Risk (FZ3)	Flood Risk (SWFR)	Access to GP	Access to green space	Potential loss or provision of	Access to sports and	Potential amenity issues	Access to jobs/employees	Loss of employment land	Access to active travel	Access to bus stop/service	Access to railway station	Access to strategic road	Access to local centre	Access to primary school

Key Statements

- The site has poor access to GP as well as the railway station
- There is good access to both green space and a local centre.

Summary used to help inform final site selection.

- The site is 1996m from a GP practice.
- It is not considered an efficient piece of land due to its greenfield status.
- It is adjacent to an A road, with potential noise based amenity issues.
- The site is 314m from a local centre.

Note – The boxes that have been left blank in the assessment above means they are not considered to impact the site.

Stage 4 – Flood risk sequential & exceptions test

The site has no flood zones 2 or 3 and low risk of surface water flooding, therefore the site has been categorised as low flood risk.

Site progressed to Level 2 of the Strategic Flood Risk Assessment.

Low flood risk

Stage 5 – Initial Technical Assessment

Highways – Site has been looked at for various uses over time (most recently a care home pre-application). In theory this could be possible with access off the internal road and subject to an assessment of the A41 access. Site is quite constrained so would question the scale of development. Not particularly sustainably connected.

Heritage – The Building of Local Interest, Aqualate Manor, lies circa 100m north of the site, but the mature trees surrounding the Manor would likely prevent reciprocal views between the Manor and this site. There is no anticipated harm to built heritage by development here.

Archaeology – No constraint to deliverability associated with archaeological matters identified at this stage. An Archaeological Desk Based Assessment (ADBA) in accordance with National Planning Policy Framework (NPPF) is recommended to support any application. The results of the ADBA will determine the need for and scope of any archaeological evaluation and/or mitigation.

Ecology – Need for ecological surveys and onsite mitigation for any reduction of habitat and wildlife corridor function. Mown grassland field with trees and hedges on boundary. Within a semi-natural wildlife corridor area. 1.2km from Aqualate Mere SSSI/Ramsar site Polecate, water vole and badger all known in surrounding area.

Geotechnical – Aquifer Designation Superficial Drift Secondary A, Aquifer Designation Bedrock Principal, Source Protection Zone 3, Groundwater Vulnerability Medium-High

Drainage and Flood Risk – No critical concerns

Severn Trent – No critical concerns.

Education Infrastructure – Not applicable as allocated for employment.

Recognised issues or
further evidence required
but not unsuitable

Stage 6 – Preferred growth strategy

The site is adjacent to the built up area of Newport – therefore the site aligns with the growth strategy.

Favourable Site

Stage 7 – Decision at Regulation 18

Strategic Planning Team – Initial Officer Commentary

Not applicable.

Status at Regulation 18

Site was submitted after the Regulation 18 Consultation as a Late Runner.

Stage 8 – Further Technical Clarification

Internal consultees

No further clarification needed as site submitted after Regulation 18 consultation.

Evidence base documents

Strategic Flood Risk Assessment (SFRA) – Surface water flood risk associated with ordinary watercourse.

Stage 9 – Site Deliverability

Suitability – The site is well located adjacent to the built up area of Newport aligning with the Council's growth strategy. The initial assessment and further clarifications do not indicate any critical constraints that could not be dealt with through a planning application. Therefore the site is considered suitable.

Availability – The applicant has provided further information regarding the owner's intention to develop on site for residential use. It is therefore considered available.

Achievability – The site has been identified as greenfield land where land is considered more viable due to the absence of existing constraints compared to previously developed land.

It is intended that the site will be delivered within 5 years and therefore within the plan period. In addition, no critical issues regarding the deliverability and viability of the site have been identified. The site is therefore considered achievable.

Stage 10 – Regulation 19 Conclusions

Mere Park is located within the parish of Newport and is 0.60ha. The site is looking to provide employment land circa 0.60ha.

An application was refused in 2023 for the erection of a children's nursery this was due to insufficient information being provided to address highways concerns as well as encroachment into the rural area. The local planning authority considered that an

appropriate business case was not provided to meet requirements of policy within the Local Plan.

No consultation responses were received in relation to the site due to the site being submitted as a Late Runner after the Regulation 18 consultation.

Stage 1 identifies that the site satisfies the threshold for site selection with Stage 2 confirming there are no hard constraints.

Stage 3 identifies that the site has good access green space and importantly a local centre. The site has poor access to a GP and railway station. The site is classified as greenfield land.

Stage 4 states the site is at low risk from surface water flooding. The site progressed to Level 2 of the SFRA.

Stage 5 raises considerations from both highways and ecology.

The highways officer considers that access could be possible with access off the internal road and subject to an assessment of access onto the A41. Site density would need to be carefully considered and it is felt that this could be suitably addressed at a planning application.

Ecology officers consider that there may be a need for ecological surveys and onsite mitigation for any reduction in habitat and wildlife corridor functions. It is considered that this could be suitably addressed at a planning application.

Stage 6 confirms that the site aligns with the Council's growth strategy as it is adjacent to the built up area of Newport.

Stage 7 is not applicable as the site was not taken to Regulation 18 as it was submitted after the consultation.

Stage 8 provides further clarification from the SFRA which states there is surface water flood risk associated with ordinary watercourse, this will need to be carefully considered moving forward.

Stage 9 identifies that the site is suitable, available and achievable.

To conclude, in consideration of the available information, all technical constraints can be reasonably addressed at a future planning application and the site fits with the Council's growth strategy. It is close to a local centre as identified in Stage 3.

Therefore, the site is being taken forward as an allocation for mixed use.

Appendix 1 - Site photos



TWC licenced aerial photography 2016/2017

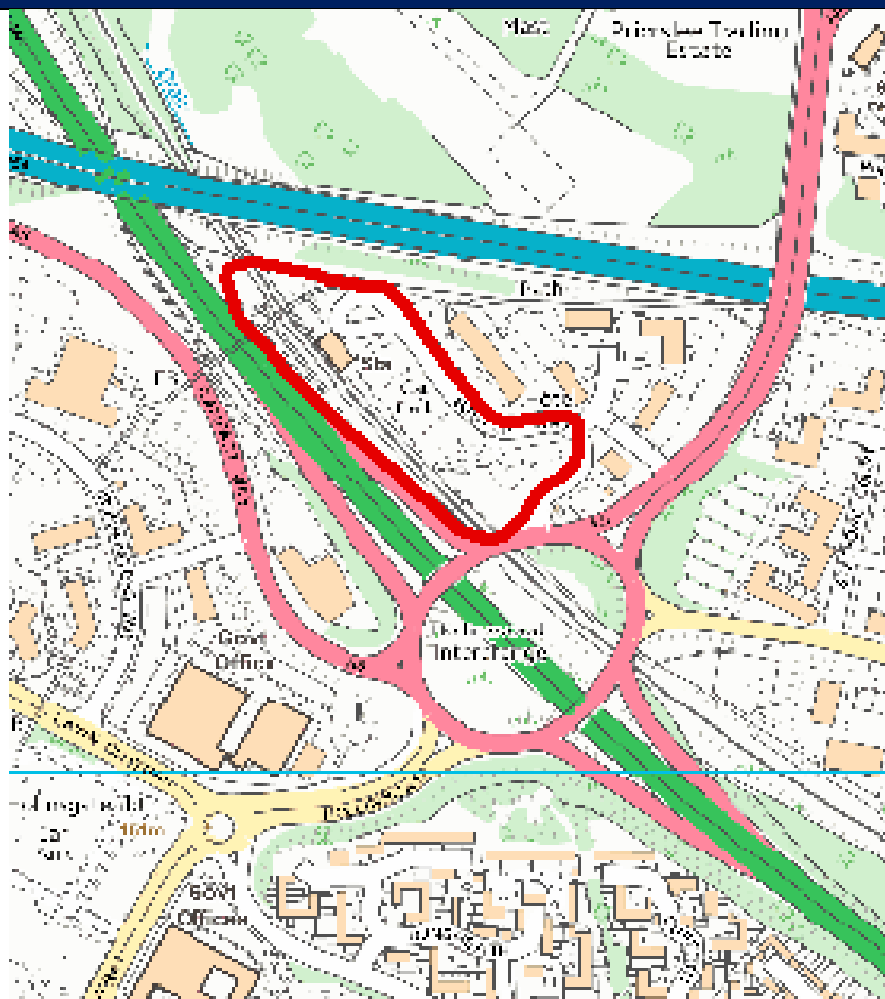


Call for Site ID	717
Site Allocation Reference	MU7
Site Address	Telford Station
Parish	Lawley and Overdale
Site Area (ha - rounded)	2.99
Greenfield/Brownfield	Mixed
Proposed use	Mixed Use
Estimated Development	2.99ha
Likely timeframe for development (0-5/6-10/11-15/15+ years)	0-5
Site Description	The site is located north of Telford train station and south of the M54. The site is currently used for car parking.

Recent Planning History

An advertisement application was granted for the display of 3m high free standing illuminated hotel sign and replacement of existing signs. (W99/0542)

Site Plan



N.B. Aerial photography and site visit photos are included in appendix 1

Site selection

Stage 1 – Sites taken forward must be capable of accommodating 5 dwellings or more, or for non-residential development 0.25ha or 500sqm of floorspace

The site size is 2.99ha and is therefore over the size threshold.

Above threshold site carried forward

Stage 2 – Initial assessment of hard constraints

There were no hard constraints identified on the site.

No hard constraint

Stage 3 – Integrated Assessment Site Appraisal

Biodiversity Assets	Trees and hedgerows	Air Quality	Pre-1988 Grade 1, 2 or 3	Post 1988- Grade 1, 2 or 3a	Efficient use of land	Minerals	Landscape sensitivity	Visual sensitivity	Historic Environment	Flood Risk (FZ2)	Flood Risk (FZ3)	Flood Risk (SWFR)	Access to GP	Access to green space	Potential loss or provision of	Access to sports and	Potential amenity issues	Access to jobs/employees	Loss of employment land	Access to active travel	Access to bus stop/service	Access to railway station	Access to strategic road	Access to local centre	Access to primary school

Key Statements

- The site has good access to green space, jobs and employment and active travel routes.
- There is reasonable access to a GP practice, sports and recreation and a primary school.
- It is considered an efficient use of land.
- The site leads to a loss of employment land.

Summary used to help inform final site selection.

- Site is 995m from a GP practice.
- Adjacent to motorway and A road, with potential noise based amenity issues
- Site is entirely within Stafford Park, T54 and Central Telford strategic employment area.
- More accessible by public bus.

Note – The boxes that have been left blank in the assessment above means they are not considered to impact the site.

Stage 4 – Flood risk sequential & exceptions test

The site has no flood zones 2 or 3 and low risk of surface water flooding, therefore the site has been categorised as low flood risk.

Site progressed to Level 2 of the Strategic Flood Risk Assessment.

Low flood risk

Stage 5 – Initial Technical Assessment

Highways – Site is currently the Telford Central Station and its associated parking. Any compromises to this operation in terms of parking sacrifice would be unacceptable unless robustly demonstrated parts are not in active demand or ever will be. The access onto Hollinswood Interchange is sensitive due to capacity issues and being non signalised, meaning exit is only between intergreens and therefore significant queues do form at times. Buses also find it difficult to accelerate away in time when gap seeking. This could restrict developments options without mitigation to access arrangements.

Heritage – No heritage assets in the vicinity.

Archaeology – Previously developed (station car park), no known significant archaeological remains identified and no constraint to site deliverability relating to archaeological matters.

Ecology – Need for ecological surveys, protection of vegetation including trees and onsite mitigation. Train station and car park with associated landscaping including amenity grassland and wooded areas. Green Network covers circa 33% of site. Badger and bats recorded outside of site.

Geotechnical – Aquifer Designation Superficial Drift Secondary (undifferentiated), Aquifer Designation Bedrock Secondary A, Groundwater Vulnerability Medium-Low, Landfill within 250m

Drainage and flood risk – High risk of surface water flooding affecting the site. Sequentially developable area limited

Severn Trent – No critical concerns

Education Infrastructure – Not applicable as allocated for employment

Recognised issues or
further evidence required
but not unsuitable

Stage 6 – Preferred growth strategy

The site is within the built up area of Telford – therefore the site aligns with the growth strategy.

Favourable Site

Stage 7 – Decision at Regulation 18

Strategic Planning Team – Initial Officer Commentary

Not applicable.

Status at Regulation 18

Site was submitted after the Regulation 18 Consultation as a Late Runner.

Stage 8 – Further Technical Clarification

Internal consultees

No further clarification needed as site submitted after Regulation 18 consultation.

Evidence base documents

Strategic Flood Risk Assessment (SFRA) – Flow routes and ponding

Stage 9 – Site Deliverability

Suitability – The site is well located within the built up area of Telford, aligning with the Council's growth strategy. The initial assessment and further clarifications do not indicate any critical constraints that could not be dealt with through a planning application. Therefore the site is considered suitable.

Availability – The applicant has provided further information regarding the owner's intention to develop on site for mixed use. It is therefore considered available.

Achievability – The site has been identified as a mix of greenfield and brownfield land. Greenfield is where land is considered more viable due to the absence of existing constraints compared to previously developed land.

It is intended that the site will be delivered within 5 years and therefore within the plan period. In addition, no critical issues regarding the deliverability and viability of the site have been identified. The site is therefore considered achievable.

Stage 10 – Regulation 19 Conclusions

Telford Station is located within the parish of Lawley and Overdale and is 2.99ha. The site is looking to provide employment land circa 2.99ha.

An advertisement application was granted for the display of 3m high free standing illuminated hotel sign and replacement of existing signs. (W99/0542)

No consultation responses were received in relation to the site due to the site being submitted as a Late Runner after the Regulation 18 consultation.

Stage 1 identifies that the site satisfies the threshold for site selection with Stage 2 confirming there are no hard constraints.

Stage 3 identifies that the site has good access green space, railway station and importantly a local centre. However, the site has loss of employment land. The site is classified as mixed-use land of brownfield and greenfield.

Stage 4 states the site is at low risk from surface water flooding. The site progressed to Level 2 of the SFRA.

Stage 5 raises considerations from both highways, drainage and flood risk and ecology.

The highways officer considers that the site is currently the Telford Central Station and its associated parking. Any compromises to this operation in terms of parking sacrifice would be unacceptable unless robustly demonstrated parts are not in active demand or ever will be. The access onto Hollinswood Interchange is sensitive due to capacity issues and being non signalised, meaning exit is only between inter greens and therefore significant queues do form at times. Buses also find it difficult to accelerate away in time when gap seeking. This could restrict developments options without mitigation to access arrangements however it is considered that this could be addressed and mitigated through a future planning application.

The drainage and flood risk officer considers that there is a high risk from surface water flooding. Reasonable mitigation would be sought to address these concerns as part of a future planning application.

Ecology officers consider that there is a need for ecological surveys, protection of vegetation including trees and onsite mitigation.

Stage 6 confirms that the site aligns with the Council's growth strategy as it is within the built-up area of Telford.

Stage 7 is not applicable as the site was not taken to Regulation 18 as it was submitted after the consultation.

Stage 8 provides further clarification from the SFRA which states that there is flow routes and ponding on site.

Stage 9 identifies that the site is suitable, available and achievable.

To conclude, in consideration of the available information, all technical constraints can be reasonable addressed through a future planning application. The site is well located within the Telford built up area and is within proximity to a number of services and facilities.

Therefore, the site is being taken forward as an allocation for mixed use.

Appendix 1 - Site photos



TWC licenced aerial photography 2016/2017

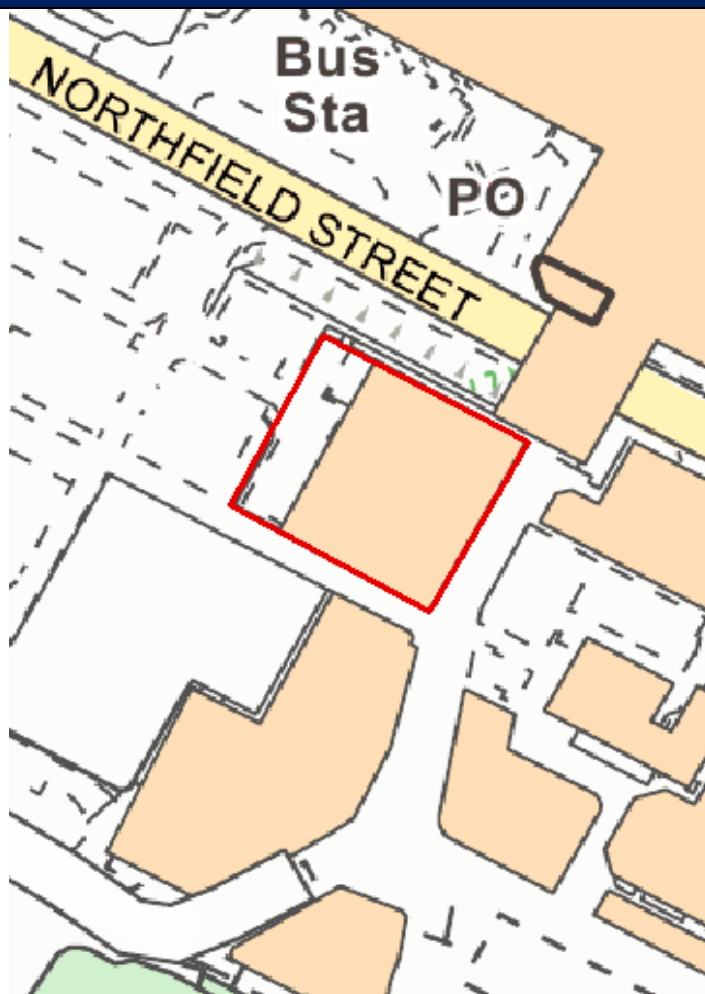


Call for Site ID	720
Site Allocation Reference	MU6
Site Address	Former Wilkinson Site
Parish	Lawley and Overdale
Site Area (ha - rounded)	0.34
Greenfield/Brownfield	Brownfield
Proposed use	Mixed Use
Estimated Development	15
Likely timeframe for development (0-5/6-10/11-15/15+ years)	0-5
Site Description	The site is located north of Telford train station and south of the M54. The site is currently used for car parking.

Recent Planning History

There are a number of applications related to the site with the most recent being granted for advertisement in 2024. (TWC/2024/0717)

Site Plan



N.B. Aerial photography and site visit photos are included in appendix 1

Site selection

Stage 1 – Sites taken forward must be capable of accommodating 5 dwellings or more, or for non-residential development 0.25ha or 500sqm of floorspace

The site size is 0.34ha and is looking to accommodate 15 units and therefore over the threshold.

Above threshold site carried forward

Stage 2 – Initial assessment of hard constraints

There were no hard constraints identified on the site.

No hard constraint

Stage 3 – Integrated Assessment Site Appraisal

Biodiversity Assets	Trees and hedgerows	Air Quality	Pre-1988 Grade 1, 2 or 3	Post 1988- Grade 1, 2 or 3a	Efficient use of land	Minerals	Landscape sensitivity	Visual sensitivity	Historic Environment	Flood Risk (FZ2)	Flood Risk (FZ3)	Flood Risk (SWFR)	Access to GP	Access to green space	Potential loss or provision of	Access to sports and	Potential amenity issues	Access to jobs/employees	Loss of employment land	Access to active travel	Access to bus stop/service	Access to railway station	Access to strategic road	Access to local centre	Access to primary school

Key Statements

- The site has good access to green space and jobs/employment there is also good access to a local centre.
- There is poor access to a GP practice.
- The site is well located to bus stops and a railway station.

Summary used to help inform final site selection.

- Site is 1273m from a GP practice.
- Adjacent to some employment/commercial uses, unsure of details of land use.
- Site is within a local centre.
- Site is more accessible by public bus.

Note – The boxes that have been left blank in the assessment above means they are not considered to impact the site.

Stage 4 – Flood risk sequential & exceptions test

The site has no flood zones 2 or 3 and low risk of surface water flooding, therefore the site has been categorised as low flood risk.

Site progressed to Level 2 of the Strategic Flood Risk Assessment.

Low flood risk

Stage 5 – Initial Technical Assessment

Highways – Telford Town Centre Location next to car parks and sustainable travel connections. No particular highway issues.

Heritage – No designated heritage assets or Buildings of Local Interest which would be affected by development here.

Archaeology – No known significant archaeological remains identified, site subject to previous impacts.

Ecology – Site appears to be a modern, flat rooved, retail building with a smaller area or tarmaced carpark. Northern boundary adjoins a mixed linear wooded strip. Bats and badgers are known in the wider area. No designated sites are known in zone of impact. Depending on any impacts on adjacent habitat, ecological assessment and BNG may or may not be needed.

Geotechnical – Aquifer Designation Superficial Drift Secondary A, Aquifer Designation, Bedrock Secondary A, Groundwater Vulnerability Medium, Landfill within 250m, Shallow Workings nearby

Drainage and flood risk – No obvious constraints

Severn Trent – Any surface water disposal from the development would be expected to follow the drainage hierarchy

Education Infrastructure – Primary schools in the Southeast planning area include Grange Park, Hollinswood, Holmer Lake, Randlay and Windmill. The proposed housing in this area would probably not warrant a new primary but Hollinswood and Windmill have some potential for expansion. No expansions currently under consideration for this planning area. The south Telford secondary planning area consists of the following schools: Telford Langley, Telford Park, Madley, and Abraham Darby. Thomas Telford is also situated in this planning area but sits outside the Local Authority and admissions code. Planning for the expansion of Telford Langley by 300 places is underway, this will take the Net Capacity Assessment to 1200 places. Feasibility studies have been undertaken for the other three schools, there is limited scope for expansion due to site constraints. The majority of the proposed sites are fairly small but may generate the need for additional places within the south of the borough.

Overall Favourable

Stage 6 – Preferred growth strategy

The site is within the built up area of Telford – therefore the site aligns with the growth strategy.

Favourable Site

Stage 7 – Decision at Regulation 18**Strategic Planning Team – Initial Officer Commentary**

Not applicable.

Status at Regulation 18

Site was submitted after the Regulation 18 Consultation as a Late Runner.

Stage 8 – Further Technical Clarification*Internal consultees*

No further clarification needed as site submitted after Regulation 18 consultation.

Evidence base documents

Strategic Flood Risk Assessment (SFRA) – No flood risk.

Stage 9 – Site Deliverability

Suitability – The site is well located within the built up area of Telford, aligning with the Council's growth strategy. The initial assessment does not indicate any critical constraints. Therefore the site is considered suitable.

Availability – The applicant has provided further information regarding the owners intention to develop on site for mixed use. It is therefore considered available.

Achievability – The site has been identified as brownfield land. The site has been identified as brownfield land where land is considered less viable due to being previously developed land with a higher likelihood for existing constraints compared to greenfield land.

It is intended that the site will be delivered within 5 years and therefore within the plan period. In addition, no critical issues regarding the deliverability and viability of the site have been identified. The site is therefore considered achievable.

Stage 10 – Regulation 19 Conclusions

The Former Wilkinson site is located within the parish of Lawley and Overdale and is 0.34ha. The site is within the built up area of Telford and looking to provide circa 15 homes.

In terms of planning history a number of applications have been granted relating to advertisement.

No consultation responses were received in relation to the site due to the site being submitted as a Late Runner after the Regulation 18 consultation.

Stage 1 identifies that the site satisfies the threshold for site selection with Stage 2 confirming there are no hard constraints.

Stage 3 identifies the site has good access to a number of services and facilities only scoring poorly in access to a GP. The site has an ideal location within the town centre and is classified as brownfield land.

Stage 4 states the site is at low risk of surface water flooding. The site progressed to Level 2 of the SFRA.

Stage 5 of the assessment raised no critical concerns.

Stage 6 confirms that the site aligns with the Council's growth strategy as it is within the built up area of Telford.

Stage 7 is not applicable as the site was not taken to Regulation 18 as it was submitted after the consultation.

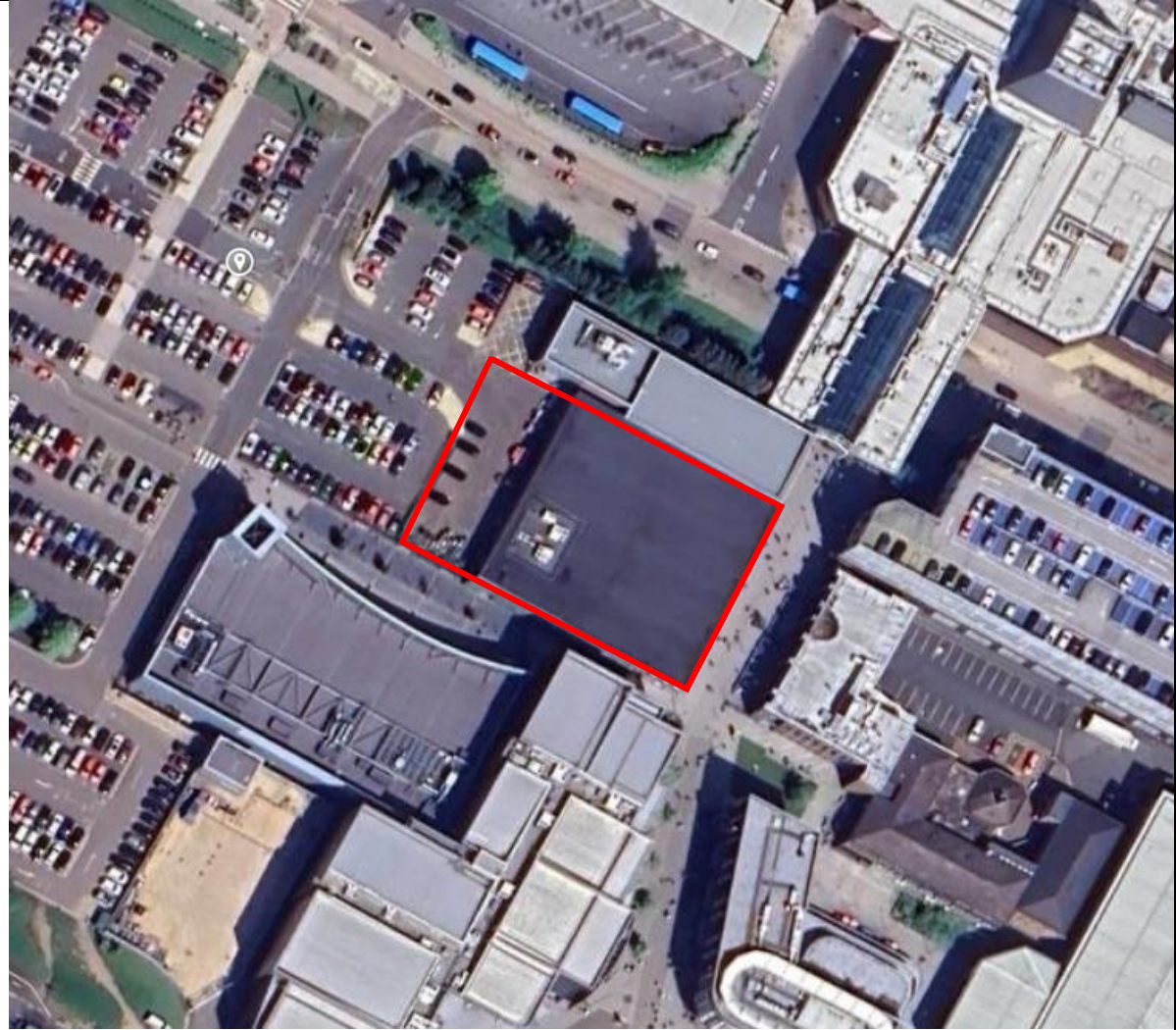
Stage 8 provides further clarification from the SFRA which states that the site has no flood risk.

Stage 9 identifies that the site is suitable, available and achievable.

To conclude, in consideration of the available information, no critical issues have been identified from internal consultees. The site has good access to services and facilities and is well located within the built up area of Telford through its location in town centre. It is a good opportunity to develop on brownfield land.

Therefore, the site is being taken forward as an allocation for mixed use.

Appendix 1 - Site photos



TWC licenced aerial photography 2016/2017

