

TWLP - Employment Land Delivery Master Sheet

Employment Land Requirement

Employment Use Class	Class Eg(i) and Eg(ii)	Class Eg(iii)/B2	Class B8	Total
Total Employment Need 2020-2041 (ha)	32.7	62.7	73.6	169.0
Completions 2020-2021 (ha)	-0.21	0.52	0.96	1.27
Residual Need 2021-2041 (ha)	32.91	62.18	72.64	167.73

Summary of Supply / Demand

	Supply/Demand Balance	Ha
1	Employment Land Need	
	Total Employment Need 2021-2041	167.7
a	Completions 2021-2025	24.5
b	Residual Need 2025-2041	143.3
2	Components of Supply	
a	Existing Employment Allocations	58.0
b	Emerging Employment Allocations	47.0
c	Sustainable Communities	75.6
d	Existing Planning Permissions	25.1
	Total Supply	205.7
	Surplus	62.5

Employment Completions since start of Plan Period (as at 31st March 2025)

Application Reference	Existing Allocation Reference	Sqm						Ha Equivalent - Based on 40% plot ratio					
		2020/21	2021/22	2022/23	2023/24	2024/25	Total 2020/21 - 2024/25	2020/21	2021/22	2022/23	2023/24	2024/25	Total 2020/21 - 2024/25
TWC/2020/0870	E3		700				700		0.18				0.18
TWC/2019/0849	E3		3,520				3,520		0.88				0.88
TWC/2021/0010	E5			11,505			11,505			2.88			2.88
TWC/2018/0757	E11		5,853				5,853		1.46				1.46
TWC/2018/0568	E27		3,830				3,830		0.96				0.96
TWC/2022/0275	E27				2,787		2,787				0.70		0.70
TWC/2022/0070	E27					1,573	1,573					0.39	0.39
TWC/2022/0040	E4				5,785		5,785				1.45		1.45
TWC/2021/0937	E6				5,574		5,574				1.39		1.39
TWC/2022/0182	E2					13,006	13,006					3.25	3.25
TWC/2019/0243	E3	6,707					6,707	1.68					1.68
TWC/2023/0271	E3					1,146	1,146					0.29	0.29
TWC/2017/0427	E12	2,327					2,327	0.58					0.58
TWC/2021/0417	E19			960			960			0.24			0.24
TWC/2020/0481	E21	432					432	0.11					0.11
TWC/2016/1198		2,631					2,631	0.66					0.66
TWC/2017/0220			178				178		0.04				0.04
TWC/2017/0390		-32					32	-0.01					-0.01
TWC/2017/0882			500				500		0.13				0.13
TWC/2018/0029			-92				92		-0.02				-0.02
TWC/2018/0208		405					405	0.10					0.10
TWC/2018/0432		-223					223	-0.06					-0.06
TWC/2018/0560			90				90		0.02				0.02
TWC/2018/0707		-282					282	-0.07					-0.07
TWC/2018/0718		-63					63	-0.02					-0.02
TWC/2018/0719		-68					68	-0.02					-0.02
TWC/2019/0216		1,892					1,892	0.47					0.47
TWC/2019/0289		200					200	0.05					0.05
TWC/2019/0296		-305					305	-0.08					-0.08
TWC/2019/0307		95					95	0.02					0.02
TWC/2019/0320			118				118		0.03				0.03
TWC/2019/0361		475					475	0.12					0.12
TWC/2019/0412		325					325	0.08					0.08
TWC/2019/0476		-171					171	-0.04					-0.04
TWC/2019/0520		78					78	0.02					0.02
TWC/2019/0544		-470					470	-0.12					-0.12
TWC/2019/0709			1,011				1,011		0.25				0.25
TWC/2019/0840			7,232				7,232		1.81				1.81
TWC/2019/0849			3,520				3,520		0.88				0.88
TWC/2019/0934			1,300				1,300		0.33				0.33
TWC/2019/0990			42				42		0.01				0.01
TWC/2019/0997		-1,027					1027	-0.26					-0.26
TWC/2020/0026			-680				680		-0.17				-0.17
TWC/2020/0045			-666				666		-0.17				-0.17

TWC/2020/0074		-340					340	-0.09					-0.09
TWC/2020/0189		-3,000					3000	-0.75					-0.75
TWC/2020/0233		308					308	0.08					0.08
TWC/2020/0259		-544					544	-0.14					-0.14
TWC/2020/0270		-3,668					3668	-0.92					-0.92
TWC/2020/0376		-1,171					1171	-0.29					-0.29
TWC/2020/0385		210					210	0.05					0.05
TWC/2020/0418		-254					254	-0.06					-0.06
TWC/2020/0454			258				258		0.06				0.06
TWC/2020/0600			1,550				1,550		0.39				0.39
TWC/2020/0737			337				337		0.08				0.08
TWC/2020/0751					300		300				0.08		0.08
TWC/2020/0772		-255					255	-0.06					-0.06
TWC/2020/0804			10,173				10,173		2.54				2.54
TWC/2020/0836		900					900	0.23					0.23
TWC/2020/0892		-1,454					1454	-0.36					-0.36
TWC/2020/0948		-483					483	-0.12					-0.12
TWC/2020/1004				672			672			0.17			0.17
TWC/2020/1045		1,920					1,920	0.48					0.48
TWC/2021/0167				4			4			0.00			0.00
TWC/2021/0554			912				912		0.23				0.23
TWC/2021/0677			2,160				2,160		0.54				0.54
TWC/2021/1002				1,470			1,470			0.37			0.37
TWC/2021/1079				2,230			2,230			0.56			0.56
TWC/2021/1092						594	594					0.15	0.15
TWC/2021/1174					1,658		1,658				0.41		0.41
TWC/2022/0476						2,966	2,966					0.74	0.74
TWC/2022/0502				184			184			0.05			0.05
TWC/2022/0550						137	137					0.03	0.03
TWC/2022/0885				600			600			0.15			0.15
TWC/2022/0933					-510		510				-0.13		-0.13
TWC/2023/0038				1,165			1,165			0.29			0.29
TWC/2023/0048						1,461	1,461					0.37	0.37
TWC/2023/0173						70	70					0.02	0.02
TWC/2023/0658						-336	336					-0.08	-0.08
TWC/2023/0738						-46	46					-0.01	-0.01
TWC/2023/0867						1,011	1,011					0.25	0.25
Total		5,096	41,846	18,790	15,594	21,582	102,908	1.27	10.46	4.70	3.90	5.40	25.73
Total from Allocations		9,466	13,903	12,465	14,146	15,725	65,705	2.37	3.48	3.12	3.54	3.93	16.43
Total from All Other Applications		-4,371	27,943	6,325	1,448	5,857	37,202	-1.09	6.99	1.58	0.36	1.46	9.30

Existing Employment Allocations at 31st March 2025

Status	Site Ref	Planning Application Reference(s)	Application Permission Date	Permission Expiry Date	Total Site Area (Ha)	Completions Prior to 2020/21 (Ha equivalent)	Completions 2020/21 - 2024/25 (Ha equivalent)	Estimated Remaining Employment Land to be Delivered (ha)
Allocation carried forward to new plan	E1	TWC/2021/1228	16/08/2022	16/08/2025	9.27	0.00	0.00	9.27
Allocation delivery completed	E2	TWC/2022/0182	-	-	4.15	0.00	3.25	0.00
Allocation delivery completed	E3	TWC/2015/1064 TWC/2019/0849 TWC/2017/0905 TWC/2017/0690 TWC/2019/0630 TWC/2017/0011 TWC/2019/0243 TWC/2023/0271 TWC/2015/1064	-	-	21.78	7.50	2.86	0.00
Allocation delivery completed	E4	TWC/2022/0040	-	-	2.15	0.00	1.45	0.00
Allocation delivery completed	E5	TWC/2021/0010	-	-	2.59	0.00	2.88	0.00
Allocation delivery completed	E6	TWC/2021/0937	-	-	3.77	0.00	1.39	0.00
Allocation carried forward to new plan	E7	TBC	-	-	0.86	0.00	0.00	0.86
Allocation carried forward to new plan	E8	TWC/2023/0549	01/05/2024	01/05/2027	1.39	0.00	0.00	1.39
Allocation carried forward to new plan	E9	TWC/2017/0051 TWC/2021/0968	14/03/2017 10/11/2022	14/03/2020 10/11/2025	3.39	0.08	0.00	3.32
Allocation carried forward to new plan	E10	TBC	-	-	4.02	0.00	0.00	4.02
Allocation delivery completed	E11	TWC/2018/0757	-	-	1.91	0.00	1.46	0.00
Allocation delivery completed	E12	TWC/2017/0427	-	-	1.56	0.00	0.58	0.00
Allocation carried forward to new plan	E13	TBC	-	-	1.3	0.00	0.00	1.30
Allocation carried forward to new plan	E14	TBC	-	-	2.48	0.00	0.00	2.48
Allocation delivery completed	E15	TBC	-	-	3.3	0.00	0.00	0.00
Allocation carried forward to new plan	E16	TBC	-	-	2.74	0.00	0.00	2.74
Allocation carried forward to new plan	E17	TBC	-	-	3.13	0.00	0.00	3.13

Allocation removed - Land shown as white land on the proposals map is not subject to a specific allocation or designation and does not form part of the planned land supply in the new plan.	E18	TBC	-	-	1.16	0.00	0.00	0.00
Allocation carried forward to new plan	E19	TWC/2015/0891 TWC/2015/0863 TWC/2014/0969 TWC/2018/0013 TWC/2021/0417 TWC/2016/0471	17/02/2016 04/08/2016 19/12/2014 30/04/2018 01/11/2021 18/08/2016	17/02/2019 04/08/2019 19/12/2017 30/04/2021 01/11/2024 18/08/2021	35.57	18.91	0.24	16.42
Allocation carried forward to new plan	E20	TBC	-	-	1.64	0.00	0.00	1.64
Allocation delivery completed	E21	TWC/2017/0138 TWC/2020/0481	-	-	1.3	0.52	0.11	0.00
Allocation delivery completed	E22	TWC/2016/0094	-	-	1.38	0.23	0.00	0.00
Allocation carried forward to new plan	E23	TBC	-	-	1.97	0.00	0.00	1.97
Allocation delivery completed	E24	TWC/2016/0312	-	-	0.5	0.01	0.00	0.00
Allocation carried forward to new plan	E25	TBC	-	-	1.46	0.00	0.00	1.46
Allocation delivery completed	E26	TBC	-	-	1.77	0.00	0.00	0.00
Allocation carried forward to new plan	E27	TWC/2018/0568 TWC/2022/0070 TWC/2022/0275	27/08/2019 29/06/2022 05/07/2022	27/08/2022 29/06/2025 05/07/2024	9.68	0.00	1.65	8.03
Allocation removed - now Included within the boundary of SC3	E28	TBC	-	-	22.35	0.00	0.00	0.00
Total						27.25	15.87	58.02

Emerging Employment Allocations

Local Plan Ref	Site Name	Total Area (ha)	Estimated Employment (ha)
EC1	East of Dawley Road	20.19	20.19
EC2	Land East of A518	17.53	17.53
EC3	Land north of A518	4.47	4.47
EC4	Land southeast Newport town centre	2.90	2.90
EC5	Land at AGA Rangemaster, Waterloo Road	1.67	1.67
EC6	Land at Madeley Court Way	0.23	0.23
		Total	46.99

Sustainable Communities

Local Plan Ref	Site Name	Total Area (ha)	Estimated Employment (ha)
SC1	Land at Bratton	113	2
SC2	Land North East of Muxton	182	5.6
SC3	Land North of A442 Wheat Leasows	274.1	68
Total			75.6

Existing Planning Permissions at 27th November 2025

Application Reference	Application Permission Date	Permission Expiry Date	Site location	Use class	Total Site Area (Ha)	Floorspace Permitted (sqm)	Ha Equivalent (40% plot ratio)	Status
TWC/2020/0717	29/04/2021	-	Pickstock Telford Ltd, Hortonwood 45, Hortonwood, Telford, Shropshire, TF1 7FA	B8	4.6	1,470.0	0.4	Under Construction
TWC/2022/0230	29/04/2022	-	Schneider Electric, Stafford Park 5, Stafford Park, Telford, Shropshire, TF3 3BL	B1	3.5	-14,484.7	-3.6	Under Construction
TWC/2022/0281	26/07/2022	-	Bobaston Cottage, 2 Tibberton, Newport, Shropshire, TF10 8LZ	B8	0.3	413.0	0.1	Under Construction
TWC/2022/0968	04/08/2023	04/08/2026	Fodens Solicitors Ltd Fodens Business Centre M54 Junction 6 Lawley Telford Shropshire TF3 5HL	E	0.7	61.0	0.0	Not Yet Started
TWC/2022/0972	05/12/2023	05/12/2026	Land fronting units A1 – A2 Stafford Park 11 Stafford Park Telford Shropshire	B2/B8/E(g))	0.2	586.0	0.1	Not Yet Started
TWC/2023/0074	04/05/2023	-	Allscott Depot Allscott Telford Shropshire TF6 5ED	Sui Generis/B8	1.3	-665.0	-0.2	Under Construction
TWC/2023/0079	05/04/2023	05/04/2026	Unit 3 Stafford Park 16 Stafford Park Telford Shropshire TF3 3BS	B2	0.5	232.0	0.1	Not Yet Started
TWC/2023/0154	01/09/2023	01/09/2026	Land North of Stirchley Lane Stirchley Telford Shropshire	B8	0.6	322.6	0.1	Not Yet Started
TWC/2023/0209	11/07/2023	11/07/2026	Unit 6 Telford Forge Retail Park Colliers Way Old Park Telford Shropshire TF3 4AG	B8	0.1	477.0	0.1	Not Yet Started
TWC/2023/0550	16/10/2023	16/10/2026	Kds Solutions Ltd Hortonwood 66 Hortonwood Telford Shropshire TF1 7GB	B2	0.5	787.0	0.2	Not Yet Started
TWC/2023/0621	05/10/2023	05/10/2026	Agricultural building adjacent 9 Roden Lane Roden Telford Shropshire	B8	0.3	381.0	0.1	Not Yet Started
TWC/2023/0701	24/01/2024	24/01/2027	Magna International Holding (UK) Ltd Cosma Castings UK Ltd Telford 54 Business Park Naird View Nedge Hill Telford Shropshire TF3 3AN	B2/B8	11.1	11,119.0	2.8	Not Yet Started
TWC/2023/0732	24/10/2023	24/10/2026	Lydebrook Farm 67 Coalmoor Road Little Wenlock Telford Shropshire TF6 5AS	B2, B8 and E(giii)	0.1	500.0	0.1	Not Yet Started
TWC/2023/0773	03/01/2024	-	South Lynn Farm Lynn Newport Shropshire TF10 9BB	Agricultural B1/B2	1.2	1,758.3	0.4	Under Construction
TWC/2023/0831	29/11/2023	29/11/2026	Technology House Halesfield 7 Halesfield Telford Shropshire TF7 4NA	B8	0.2	132.4	0.0	Not Yet Started
TWC/2023/0908	21/02/2024	-	Rheinmetall BAE Systems Land Hadley Castle Works Hortonwood Telford Shropshire TF1 9AY	B2	0.6	1,217.0	0.3	Under Construction
TWC/2024/0011	25/03/2024	-	Site of Epic Park/Infoteam House Halesfield 6/7 Halesfield Telford Shropshire	B8	2.3	8,499.0	2.1	Under Construction
TWC/2024/0064	28/03/2024	28/03/2027	10 Rushmoor Telford Shropshire TF6 5EF	B8	0.1	14.7	0.0	Not Yet Started
TWC/2023/0673	20/03/2025	20/03/2028	Land off, Hadley Castle Works, Hadley, Telford, Shropshire	B2/B8 and E(g)(iii)	46.6	87,700.0	21.9	Not Yet Started
Total					75	100,520.3	25.1	