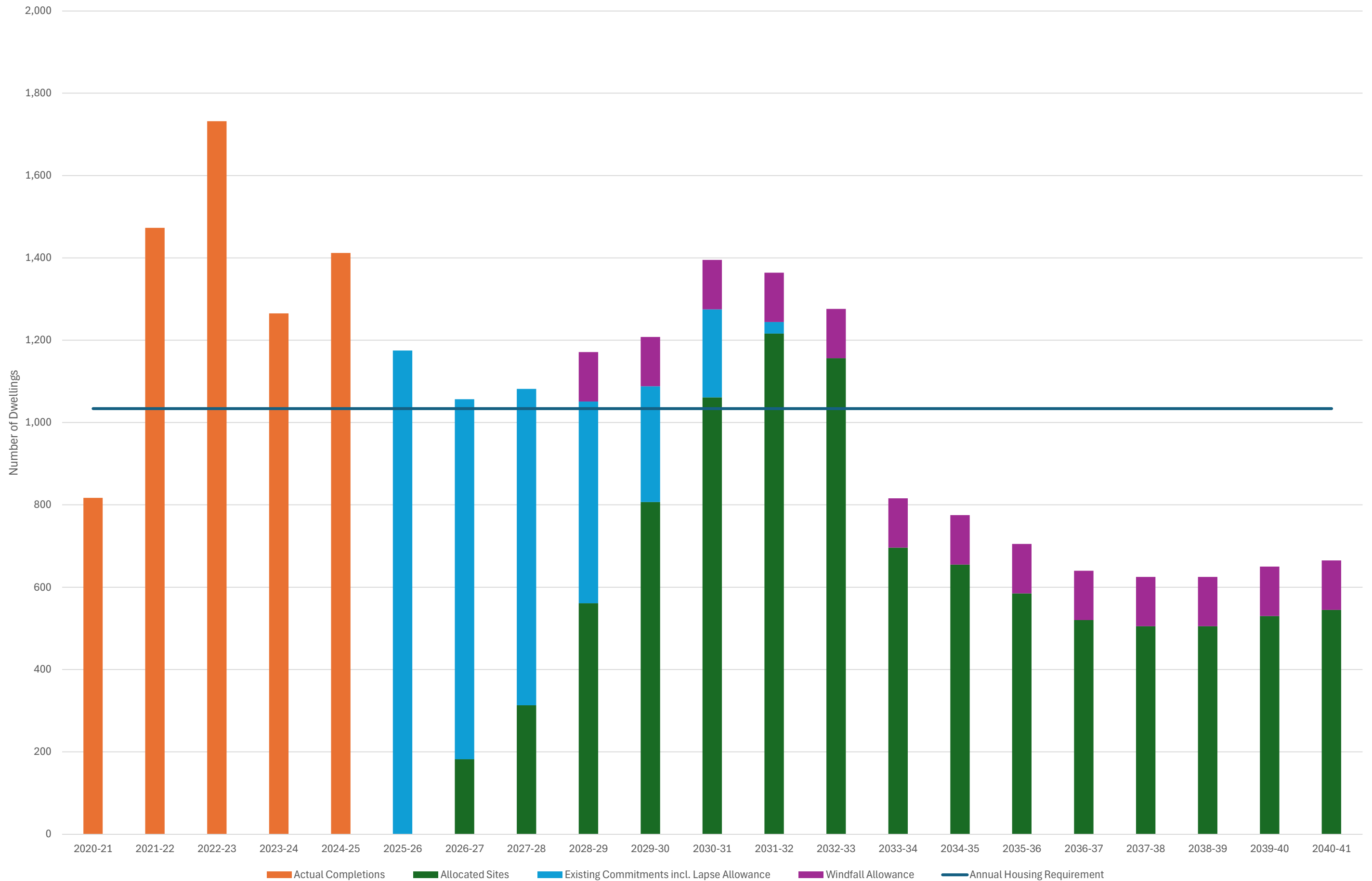


Housing Trajectory

		2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	Plan Period Total	Delivery beyond the plan period
	Plan period year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	210	
	Remaining years	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	210	
	Annual housing requirement (Plan Period)	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	20,680	
1	Supply																						
	Exsiting completions	1,473	1,732	1,265	1,412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,882	
a	Housing allocations	0	0	0	0	0	182	313	561	807	1,061	1,216	1,156	696	655	585	520	505	505	530	545	9,837	1,595
b	Major site commitments	0	0	0	0	1,068	785	666	482	281	214	28	0	0	0	0	0	0	0	0	0	3,524	
	Under Constuction	0	0	0	0	1,068	659	529	278	167	100	0	0	0	0	0	0	0	0	0	0	2,801	
	Not Yet Started	0	0	0	0	0	126	137	204	114	114	28	0	0	0	0	0	0	0	0	0	723	
c	Minor site commitments	0	0	0	0	109	96	114	9	0	0	0	0	0	0	0	0	0	0	0	0	328	
	Under Constuction	0	0	0	0	88	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	109	
	Not Yet Started	0	0	0	0	21	65	114	9	0	0	0	0	0	0	0	0	0	0	0	0	209	
d	Windfall allowance	0	0	0	0	0	0	0	120	120	120	120	120	120	120	120	120	120	120	120	120	1,560	
	Lapse allowance	0	0	0	0	-2	-7	-11	-1	0	0	0	0	0	0	0	0	0	0	0	0	-21	
	Anticipated supply position																						
	Annual Completions	1,473	1,732	1,265	1,412	1,175	1,057	1,082	1,171	1,208	1,395	1,364	1,276	816	775	705	640	625	625	650	665	21,110	1,595
	Cumulative completions	1,473	3,205	4,470	5,882	7,057	8,113	9,195	10,366	11,574	12,969	14,333	15,609	16,425	17,200	17,905	18,545	19,170	19,795	20,445	21,110		
	Residual requirement	19,207	17,475	16,210	14,798	13,623	12,567	11,485	10,314	9,106	7,711	6,347	5,071	4,255	3,480	2,775	2,135	1,510	885	235	-430		
	Residual oversupply/shortfall	439	1,137	1,368	1,746	1,887	1,909	1,957	2,094	2,268	2,629	2,959	3,201	2,983	2,724	2,395	2,001	1,592	1,183	799	430		

Housing Trajectory



Anticipated Housing Position for the Plan Period

Housing Requirement	2020-2040	2021-2041
Local Housing Need (Standard Method)	17,620	17,620
Contribution to Black Country Unmet need of 153 dpa (20 x 153dpa)	3,060	3,060
Requirement for plan period	20,680	20,680
Housing Supply		
Existing completions from start of plan period to 24/25	6,699	5,882
Housing allocations	9,292	9,837
Major site commitments	3,524	3,524
<i>Under Construction</i>	<i>2,801</i>	<i>2,801</i>
<i>Not Yet Started</i>	<i>723</i>	<i>723</i>
Minor site commitments	328	328
<i>Under Construction</i>	<i>109</i>	<i>109</i>
<i>Not Yet Started</i>	<i>209</i>	<i>209</i>
Windfall allowance	1,440	1,560
Lapse allowance	-21	-21
Total Supply	21,262	21,110
Oversupply / Surplus	582	430

Anticipated 5 Year Housing Land Supply at Adoption

Housing Requirement	Expected Position at Adoption	Local Plan Requirement (not taking account of exsiting completions)
Expected cumulative completions	7,057	
Residual requirement	13,623	
Plan requirement (5 x 881dpa)	3,776	4,405
Contribution to Black Country Unmet need of 153 dpa (5 x 153dpa)	765	765
5% Buffer	227	259
Total 5 year requirement by year	4,768	5,429
Annual Requirement	954	1,086
Housing Supply		
Housing allocations	2,924	2,924
Major site commitments	2,428	2,428
Minor site commitments	219	219
Windfall allowance	360	360
Lapse allowance	-19	-19
Total Supply	5,912	5,912
Years Supply	6.2	5.4

Telford & Wrekin - Housing Allocations

* Figures for C2 are dwelling equivalent figures, calculated by applying a conversion factor of 1.9 bedspaces per residential dwelling (as set out in the HDT Measurement Rule Book). A conversion factor has not been applied where the C2 units are self-contained.

Allocation Reference	Call for Sites Ref	Site Address	Local Plan Area	Breakdown of Accomodation Type		Total Net Dwellings Equivalent	Expected Completions in Plan Period	Expected Completions beyond Plan Period	Completions before plan Period	Five year Housing Land Supply										2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	Dwellings Contributing to Five Year Supply	Evidence of Deliverability
				Care Home / Extra Care (Class C2)*	Residential (Class C3)					2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31											
H13		Lawley West	Telford	0	250	250	250	0	0	0	0	0	0	0	0	10	60	60	60	60	0	0	0	0	0	0	0	0	0	250	Deliverable (0–5 years). Carry-over site from the adopted Local Plan with an outline resolution to grant (July 2025) under TWC/2025/0022 (all matters reserved). Planning permission is therefore expected imminently, providing clear evidence of active progression. On this basis the site is considered available, suitable and achievable, with a realistic prospect of delivery within five years, subject to the timely issue of consent and progression of reserved matters.
HO1	410	Longwood Farm, Redhill	Telford	0	203	203	203	0	0	0	0	0	0	0	0	0	0	0	23	60	60	60	0	0	0	0	0	0	0	83	Deliverable (0–5 years). Strategic allocation (c. 203 dwellings) within the Telford urban area, with surrounding development activity (including delivery to the south) supporting a realistic prospect of the site coming forward. The Council's assessment identifies the site as suitable, available and achievable, with no overriding constraints preventing development. Key requirements relate to access arrangements, ecological mitigation (Green Network/LWS and licencing approach), and downstream drainage/sewer considerations, all of which are considered capable of being addressed through a future planning application. Delivery is therefore assumed to commence in the latter part of the five-year period, subject to progression of an application and resolution of the identified technical matters.
HO2	716	Old Park	Telford	0	200	200	200	0	0	0	0	0	0	0	0	0	0	60	60	60	20	0	0	0	0	0	0	0	0	180	Deliverable (0–5 years). Large brownfield allocation (c. 200 dwellings) within the Telford urban area on a currently vacant site. EIA screening confirms no EIA required (EIA/2015/0011, 20/10/2015). Enabling / technical progression is evidenced through consents for ground stability investigations (TWC/2016/1119, approved 23/01/2017; varied under TWC/2022/0804, approved 28/10/2022). The site benefits from an established access arrangement and the Council assessment identifies no overriding constraints, with ecology/geotechnical matters to be addressed through further surveys and technical work. On this basis the site is considered available, suitable and achievable, with a realistic prospect of delivery within five years
HO3	472	Land South of the Dale Church Aston	Newport	0	160	160	160	0	0	0	0	0	0	0	0	0	0	0	0	40	60	60	0	0	0	0	0	0	0	40	Deliverable (0–5 years). A live planning application is progressing for the site (TWC/2025/0772, currently pending) supported by pre-app engagement (PE/2025/0227) and public consultation, with determination anticipated following committee (June 2026 TBC). The proposal is for c.166 dwellings with vehicular access off the A518 and associated infrastructure. This provides clear evidence of active progression. Key matters (highways access, drainage/attenuation requirements, ecology/ponds and heritage setting) have been identified but are considered capable of resolution through the application process. On this basis the site is considered available, suitable and achievable, with a realistic prospect of delivery within five years.
HO4	422	Former Phoenix School, Manor Road	Telford	0	128	128	128	0	0	0	0	0	0	0	0	0	8	60	60	0	0	0	0	0	0	0	0	0	0	128	Deliverable (0–5 years). A live planning application is being progressed (TWC/2025/0382, pending) for 135 dwellings and a 72-bed retirement living complex (total c.207 units). The proposal follows pre-app engagement (PE/2024/0739) and is reported to have addressed previous officer/technical comments, with the scheme considered capable of support subject to appropriate technical submissions. An extension of time has been agreed (to 27/02/2026) with revisions received, indicating active progression. The site is a sustainable brownfield allocation within the Telford urban area (including Local Development Order context), and technical constraints are generally identified as mitigable. On this basis the site is considered available, suitable and achievable, with a realistic prospect of delivery within five years
HO5	450a	Land North of Allscott Meads	Rural	0	105	105	105	0	0	0	0	0	0	0	0	0	0	0	0	45	60	0	0	0	0	0	0	0	0	45	Deliverable (0–5 years). Greenfield allocation (c.105 dwellings) within the rural area. The site has been assessed through the Council's allocation evidence base as suitable and capable of delivery, and is assumed in the trajectory completions in Year 5 onwards.

HO6	251	Land South of Holyhead Road	Telford	0	105	105	105	0	0	0	0	0	0	0	0	0	0	45	60	0	0	0	0	0	0	0	0	0	105	Deliverable (0–5 years). Greenfield allocation (c.105 dwellings) on the edge of the Telford urban area. Pre-app submitted March 2025 (PE/2025/0206) provides evidence of active progression. The site is in a location capable of being readily served by existing infrastructure and services, supporting early achievability once an application is progressed. Delivery is assumed to commence within the five-year period (Year 4 onwards) and could be brought forward subject to timely submission and determination of an application.
HO7	719	Pink Skips	Telford	0	90	90	90	0	0	0	0	0	0	0	0	0	0	30	30	30	0	0	0	0	0	0	0	0	90	Deliverable (0–5 years). Allocation (c.90 dwellings) within Telford. An application has been submitted (Dec 2025) and progression is being managed through a PPA approach, with validation staged due to contractual arrangements and completion of pre-app work. This provides clear evidence of an active delivery pipeline. The assumed build-out (30 dpa) from Year 3-5 is therefore considered realistic, subject to validation/determination and discharge of conditions.
HO8	449	East of Dawley Road	Telford	0	89	89	89	0	0	0	0	0	0	0	0	0	30	30	29	0	0	0	0	0	0	0	0	0	89	Deliverable (0–5 years). Allocation (c.89 dwellings) within Telford. A historic application TWC/2016/0640 was withdrawn (05/01/2018). Notwithstanding the absence of a current PP/pre-app, the site sits within the urban area and has been assessed as suitable for allocation. Delivery is assumed within Years 2–4 of the trajectory (2027/28–2029/30).
HO9	412	Land at Hilltop Farm, Waterloo Road	Telford	0	80	80	80	0	0	0	0	0	0	0	0	0	0	20	30	30	0	0	0	0	0	0	0	0	80	Deliverable (0–5 years). Allocation (c.80 dwellings) within Telford and adjacent to HO7 (Pink Skips). A planning application has been submitted (Dec 2025) under the same contractual delivery arrangements, with validation intended following pre-app engagement and progression through a PPA. The assumed trajectory (Year 3–5) is based on coordinated delivery alongside HO7 and is considered deliverable within five years from April 2026 subject to application validation/determination and coordinated infrastructure/site access delivery.
HO10	419	Land South of Plough Lane	Newport	0	80	80	80	0	0	0	0	0	0	0	0	0	30	30	20	0	0	0	0	0	0	0	0	0	80	Deliverable (0–5 years). Allocation (c.80 dwellings) within the Newport area. The allocation evidence indicates the site is suitable and deliverable subject to planning progression, with delivery assumed to commence in Year 2–4 (2027/28–2029/30).
HO11	274	Land off Church Road, Lilleshall	Rural	0	74	74	74	0	0	0	0	0	0	0	0	0	0	0	14	30	30	0	0	0	0	0	0	0	14	Deliverable (0–5 years). Rural allocation (c.74 dwellings). The site is assumed to commence delivery in Year 5 (2030/31). The allocation assessment provides the basis for suitability/achievability and therefore a realistic prospect of delivery within five years, subject to active promotion and planning submission.
HO12	187	Land West of Wellington Road	Telford	0	70	70	70	0	0	0	0	0	0	0	0	0	0	10	30	30	0	0	0	0	0	0	0	0	70	Deliverable (0–5 years). Allocation (c.70 dwellings) within Telford. A planning application TWC/2026/0005 for up to 80 dwellings has been submitted and is currently being validated (as of 07/01/2026), providing clear evidence of active progression. Delivery is assumed from Year 3 onwards (10 dpa increasing thereafter) and is considered realistic within five years from April 2026, subject to validation/determination and resolution of any technical matters via the application process.
HO13	701	South of Hutchinson Gate	Newport	0	69	69	69	0	0	0	0	0	0	0	0	0	0	0	9	30	30	0	0	0	0	0	0	0	9	Deliverable (0–5 years). Allocation (c.69 dwellings) south of Hutchinson Gate (Newport area). The site adjoins a wider strategic extension currently building out and represents a logical and serviceable next phase. The trajectory assumes delivery in Year 5 onwards. Proximity to committed development strengthens the realistic prospect of delivery, subject to landowner/developer progression and planning submission.
HO14	699	Tafs Salop LTd, Gower Street	Telford	0	65	65	65	0	0	0	0	0	0	0	0	0	30	35	0	0	0	0	0	0	0	0	0	0	65	Deliverable (0–5 years). Allocation (c.65 dwellings) within Telford. The site is in a sustainable urban location assessed through the allocation evidence base. Delivery is assumed in Year 2-3 (2027/28–2028/29) subject to planning submission.
HO15	450b	Land West of Aliscott Meads	Rural	0	60	60	60	0	0	0	0	0	0	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0	Developable (6-10 years). Rural allocation (c.60 dwellings). The trajectory assumes delivery in Year 6 onwards. The Council's allocation assessment underpins suitability/achievability and the assumed later delivery window provides time for site promotion and planning progression within the five-year period.
HO16	718	AGA Site	Rural	0	60	60	60	0	0	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	0	0	0	60	Deliverable (0–5 years). Rural allocation (c.60 dwellings) with active engagement but known sensitivity. Pre-app submitted June 2025 (PE/2025/0433) and ongoing engagement with the landowner and Historic England through a PPA indicates active progression. Previous proposals include retrospective demolition applications (withdrawn) and an appeal dismissal (TWC/2021/0356). Current pre-app/PPA engagement provides evidence supporting a realistic prospect of delivery within the five-year period.

HO17	378	Vasey Court	Telford	0	45	45	45	0	0	0	0	0	0	0	0	0	0	0	5	20	20	0	0	0	0	0	0	0	5	Deliverable (0–5 years). Allocation (c.45 dwellings) within Telford. The site is in a location capable of being served and could potentially be brought forward as a windfall-type opportunity within the urban area. Delivery assumed in Year 3–4 (2028/29–2029/30). Deliverability is dependent on landowner/developer progression and planning submission.	
HO18	705	Old Railway Line, Church Aston	Newport	0	41	41	41	0	0	0	0	0	0	0	0	0	0	0	0	0	20	21	0	0	0	0	0	0	0	0	Developable (6–10 years). Allocation (c.41 dwellings) in the Newport area. Delivery assumed to commence in Year 7 onwards. Later timing provides opportunity for the site to be progressed through planning.
HO19	459	Malinslee, Telford	Telford	0	41		41	0	0	0	0	0	0	0	0	0	0	0	0	20	21	0	0	0	0	0	0	0	0	0	Developable (6–10 years). Allocation (c.41 dwellings) within Telford. A recent scheme was progressed but withdrawn (TWC/2023/0672 withdrawn 26/02/2024), demonstrating prior active interest. Delivery assumed from Year 6, subject to renewed planning submission and progression to consent.
HO20	424	Brandon Avenue, Shawburch	Telford	0	36	36	36	0	0	0	0	0	0	0	0	0	0	6	30	0	0	0	0	0	0	0	0	0	36	Deliverable (0–5 years). Allocation (c.36 dwellings) within Telford. Pre-app submitted May 2025 (PE/2025/0397) provides evidence of active promotion. Delivery assumed in Year 2–3 (2027/28–2028/29), which is considered realistic, subject to timely submission of an application and resolution of technical matters at planning stage.	
HO21	269	Land at Park Road, Dawley	Telford	0	28	28	28	0	0	0	0	0	0	0	0	8	20	0	0	0	0	0	0	0	0	0	0	0	28	Deliverable (0–5 years). Allocation (c.28 dwellings) within Telford. The Council’s allocation assessment underpins site suitability/achievability.	
HO22	334	Former Bush Hotel	Telford	0	27	27	27	0	0	0	0	0	0	0	0	0	0	0	0	7	20	0	0	0	0	0	0	0	7	Deliverable (0–5 years). Allocation (c.27 dwellings) within Telford. The site is identified as vacant/cleared and located in a sustainable urban location, supporting the principle that it could be brought forward quickly. Most recent residential proposal W2003/0599 withdrawn 2013. Delivery assumed in Year 5. The site is within the Telford urban area.	
HO23	689	Land southern side of Waters Upton	Rural	0	26	26	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	Developable (6–10 years). Small greenfield allocation (c.26 dwellings) adjacent to Waters Upton, assessed by the Council as suitable, available and achievable in principle and capable of supporting the vitality of the village. No current planning permission or pre-app activity is identified, and earlier planning history (TWC/2014/0761) indicates ecology (notably Great Crested Newts) will require appropriate survey and mitigation. The site is therefore programmed beyond the first five years to allow additional time for ecological due diligence and resolution of any associated technical matters, with a reasonable prospect of delivery thereafter subject to progression of a planning application.
HO24	411	Land at junction of Hay Street, Tibberton	Rural	0	25	25	25	0	0	0	0	0	0	0	0	20	5	0	0	0	0	0	0	0	0	0	0	0	25	Deliverable (0–5 years). Small greenfield allocation (c.25 dwellings) at Tibberton (Key Settlement). A withdrawn planning application on the wider site (TWC/2024/0892, up to 85 dwellings). No hard constraints; low flood risk. Key issue is highway access (single track Hay Street, junction geometry/visibility) plus potential SPS capacity checks; both are capable of mitigation through design/technical work, with quantum potentially adjusted if required.	
HO25	483	Car Park adjacent to Police Station, Legges Way	Telford	0	20	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	Developable (6–10 years). Brownfield site (c.20 dwellings) within Telford, currently in active use as a car park. Deliverability is uncertain in years 1–5 due to parking reversion/landowner timing. Technical matters are manageable but may constrain layout (ecology buffer to nearby LNR, heritage “gateway” design, sewer easement). Assumed delivery Year 7 (2032/33) once availability is clearer and a scheme is progressed.
HO26	702	Land South of Old Vicarage	Telford	0	19	19	19	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	19	Deliverable (0–5 years). Small urban-edge site (c.19 dwellings) within Telford; Council assesses suitable/available/achievable with no hard constraints. Delivery assumed Year 3 (2028/29) to allow for surveys and scheme evolution. Key constraints are Green Network/ecology (likely reduced footprint), access/visibility (wall/trees) and surface water ponding requiring sequential layout; all capable for mitigation through design and supporting reports.	
HO27	707	Little Dessert Shop, Bratton	Telford	0	17	17	17	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	17	Deliverable (0–5 years). Small brownfield allocation (c.17 dwellings) adjacent to Telford; Council assesses suitable/available/achievable. Prior housing interest (outline TWC/2018/1034 withdrawn 08/01/2020) indicates the site has been tested. Delivery assumed Year 1 (2026/27), subject to early application progression and a workable strategy for trunk sewer easement and surface water risk (SFRA ponding/flow route), plus proportionate ecology mitigation.	

HO28	685	Land south and west of Somerfield Road	Telford	0	515	515	15	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	Developable (beyond 10 years). Large brownfield landholding where only c.15 dwellings are assumed in-plan and the majority beyond the plan period. No recent housing-led planning activity and availability is constrained by existing/legacy uses and enabling works (restoration/remediation). Key risks include geotechnical/topography, gravity drainage constraints, and significant ecology/Green Network requirements; these justify a long lead-in. Delivery assumed Year 15 (2040/41).	
HO29	647	Long Barn Stables Equestrian Centre	Rural	0	15	15	15	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	15	Deliverable (0–5 years). Small brownfield/infill opportunity (c.15 dwellings) south of Newport; Council assesses suitable/available/achievable. Delivery assumed Year 2 (2027/28) to allow for access design (visibility/geometry; S184/S278 route identified) and winter groundwater monitoring to confirm mitigation (LLFA requirement), alongside standard ecology surveys.
HO30	714	Land South of St Michaels Church, Lilleshall	Rural	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	Deliverable (0–5 years). Small allocation (c.10 dwellings) within Lilleshall (Key Settlement); Council assesses suitable/available/achievable with no hard constraints. Delivery assumed Year 3 (2028/29) to allow for heritage-led design (setting of St Michael's Church and nearby listed buildings) and agreement of a deliverable drainage/SuDS solution given local sewer capacity comments.
HO31	342	Land at Badhan Factory	Telford	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	Developable (6–10 years). Small brownfield allocation (c. 10 dwellings) within the Telford urban boundary. The Council assessment identifies no hard constraints and technical matters are generally favourable (highways, flood risk, drainage and sewer capacity). On this basis the site is considered suitable and developable, Delivery could come soonewr through windfall given the location of this site, subject to the site becoming available and progression of a planning application.
HO32	339	Land between hartbridge Road and Beverley Roundabout, Oakengates	Telford	0	10	10	10	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10	Deliverable (0–5 years). Allocation for c. 10 dwellings within the Telford urban boundary. Owner intent is confirmed and the Council assesses the site as suitable/available/achievable. Key constraints relate to access/visibility and geotechnical/mining conditions (incl. mineshaft and likely non-standard foundations), which are considered mitigable through detailed design and technical reports at application stage. Delivery is considered realistic within five years.
HO33	337	Land Opposite Shawburch PH	Telford	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	Developable (6–10 years). Small urban allocation (10 units). No hard constraints identified; ecology/Green Network and highways (pub status/access/egress) are mitigable. Assumed delivery 2031/32 subject to progression.
HO34	341	Former Cross Keys Public House	Telford	0	5	5	5	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	Deliverable (0–5 years). Small brownfield site (5 units) within Telford urban boundary; no hard constraints identified and technical matters considered readily mitigable. Owner intent confirms availability. Delivery considered realistic within five years from April 2026.
HO35	443	Land at 2 Arleston Lane	Telford	0	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	Developable (6–10 years). The site comprises a greenfield land parcel within Telford in a popular and sustainable location where there is a reasonable prospect of market demand and developer interest. The site is considered suitable and capable of being brought forward, and could potentially come forward earlier should landowner/developer progression occur.
MU1	301	Land off Ironmasters Way	Telford	0	215	215	215	0	0	0	0	0	0	0	0	0	84	105	26	0	0	0	0	0	0	0	0	0	0	215	Deliverable (0–5 years). The site benefits from a hybrid permission (TWC/2022/0914, granted 27/09/2023) including 186 dwellings in full, with further consents varied in December 2024 (TWC/2024/0505). A reserved matters pre-app has also been submitted (PE/2025/0546), although this has been placed on hold by the agent due to identified technical constraints. The developer has confirmed an updated programme, with the start of delivery pushed back to 2026/27. Notwithstanding this adjustment, the extant permission and continued engagement provide a realistic prospect of delivery within five years from April 2026, with the remaining capacity expected to follow subsequent to completion of the initial 186 dwellings.
MU2	515	Blue Willow Car Park	Telford	0	158	158	158	0	0	0	0	0	0	0	0	0	0	0	0	0	38	60	60	0	0	0	0	0	0	38	Deliverable(0-5 years). The site comprises an essentially vacant car park within Telford Town Centre and is therefore available now and suitable for redevelopment in principle, with limited enabling work likely to be required. Town centre sites of this nature have a record of coming forward as windfalls and there is a realistic prospect that delivery will commence within five years from April 2026.

MU3	516	Lime Green Car Park	Telford	0	138		138	0	0	0	0	0	0	0	0	0	0	0	18	60	60	0	0	0	0	0	0	0	18	Deliverable(0-5 years). The site comprises an essentially vacant car park within Telford Town Centre and is therefore available now and suitable for redevelopment in principle, with limited enabling work likely to be required. Town centre sites of this nature have a record of coming forward as windfalls and there is a realistic prospect that delivery will commence within five years from April 2026.		
MU4	303	Land at Southwater Phase 2	Telford	0	14	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	Developable (5–10 years). The site is in an accessible urban / town centre location and is considered suitable for redevelopment in principle. However, it remains in active use for storage, which constrains availability in the short term. On this basis the site has a reasonable prospect of becoming available and viably redeveloped within years 6–10, subject to cessation/relocation of the existing use and progression of a planning application.	
MU5	630	Agriculture House, Southwater Way	Telford	0	11		11	0	0	0	0	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	Developable (5–10 years). The site comprises an existing office building within a suitable urban / town centre location and has redevelopment potential in principle. The site is currently in active employment use, and is therefore considered developable within years 6–10, with a reasonable prospect of delivery subject to the building becoming available and a redevelopment proposal coming forward.	
MU6	720	Former Wilkinson Site	Telford	0	15	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	Developable (beyond 5 years). The site is considered suitable for redevelopment in principle, however it remains in active use and is subject to an existing lease, which constrains availability in the early plan period. The site is therefore assumed to come forward from 2034/35, aligned to the lease break clause, subject to landowner confirmation and progression of a planning application.	
MU8		Mere Park	Newport	38	0	38	38	0	0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	38	Deliverable (0–5 years). The site benefits from an implemented planning permission following appeal approval (TWC/2024/0770, approved 17/11/2025) for a 74-bed care home. A 1.9 ratio has been applied to calculate a dwelling equivalent of 38 units. As the scheme has planning permission, it is considered available, suitable and achievable and therefore deliverable within five years from April 2026.	
SC1	SC	Land at Bratton	Telford	0	2100	2100	2100	0	0	0	0	0	0	0	0	0	0	105	220	220	220	220	220	175	120	120	120	120	120	120	545	Deliverable (0–5 years). Active progression by two national housebuilders (David Wilson Homes and Bloor Homes) with a defined planning programme: full application intended Spring 2026 (DWH) and outline application targeted February 2026 (Bloor), supported by PPA discussions. Formal pre-app engagement confirms firm progress (PE/2025/0187 – up to 1,500 dwellings and associated mixed-use/infrastructure; PE/2025/0566 – up to 600 dwellings). EIA work is underway and masterplanning is being guided through a Design Brief, with land control evidenced (equalisation/option arrangements). Overall the site is considered available, suitable and achievable, with a realistic prospect that completions will begin within five years from April 2026.
SC2	SC	Land North East of Muxton	Telford	0	2850	2850	2665	185	0	0	0	0	0	0	0	0	0	0	150	215	295	280	255	265	265	200	185	185	185	185	365	Deliverable (0–5 years). Scheme is being progressed through a consortium approach with a defined programme: outline application expected mid-2026 (Gladman) and Q4 2026 (Bloor). Formal pre-app engagement has been submitted (PE/2025/0562 – up to 800 dwellings, local centre, primary school land and infrastructure), with the Council response in preparation, demonstrating active progression. Whilst delivery is more complex (multiple land interests/phasing, infrastructure coordination and timing sensitivities linked to DIO land), the current evidence supports an active pipeline and multi-outlet delivery assumptions. The site is considered available, suitable and achievable, with a realistic prospect that delivery will begin within five years.
SC3	SC	Land North of A442 Wheat Leasows	Telford	0	3100	3100	2190	910	0	0	0	0	0	0	0	0	0	0	20	120	200	200	200	200	200	200	200	225	225	140	Deliverable (0–5 years). Consortium progression includes Homes England, with an active planning timetable and technical work underway. EIA scoping anticipated Q1 2026 and outline application expected Q3 2026. Delivery assumptions are supported by a clear governance/infrastructure framework (triggers, equalisation and potential front funding). Although no pre-app reference has been identified, the defined submission programme and ongoing technical work provide clear evidence of progression. The site is considered available, suitable and achievable, with a realistic prospect that completions will begin within five years from April 2026, subject to timely submission/approval of the outline application and associated infrastructure agreements.	
TOTAL						9,837	1,595	0	0	0	0	0	0	0	0	182	313	561	807	1,061	1,216	1,156	696	655	585	520	505	505	530	545	2,924	

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Appendix 1 - Sites with planning permission and resolution to grant permission (2020)

Committed	Land northeast of Greenways Farm Shop, Off Church Street, St Georges, Telford, Shropshire	St. Georges and Prioralee	Prioralee	Telford	Outline permission	scaping works on land North of St Georges Bypass, St Georges, Telford, Shropshire, TF2 9LF***AMENDED	TWC/2024/0612	05/06/2024	17/07/2025	17/07/2030	0	80	80	0	0	0	0	80							-	-	-	-	26	26	28									52	Deliverable (0-5 years, Year 3): Outline planning permission granted 17/07/2025. Delivery has been profiled to Year 3 (2029/30) to allow sufficient lead-in for submission and approval of reserved matters. Importantly, early progress is evidenced through discharge of Condition 27 (Written Scheme of Investigation for archaeological evaluation) in December 2025, demonstrating active technical progression. On this basis the site is considered available, suitable and achievable, with a realistic prospect of delivery within the five-year period.
Committed	Site of Apley Home Farm	Hadley and Leegomery	Apley Castle	Telford	Reserved Matters	rt to outline planning permission TWC/2015/0920 including access, appearance, landscaping and scale *****	TWC/2022/0798	27/09/2022	17/10/2025	17/10/2027	0	10	10	0	0	0	0	10							-	10	-	-	-	-										10	Deliverable (0-5 years, Year 1): Reserved matters / detailed consent in place, with delivery expected in Year 1. Only one pre-commencement condition (Condition 2 - Construction Environmental Management Plan), which is proportionate and capable of being discharged promptly. The permission does not lapse until October 2027. Realistic prospect of completions within the five-year period.
Committed	Land between, Castle Farm Way and A5 (Phase 3), Prioralee, Telford, Shropshire	St. Georges and Prioralee	Prioralee	Telford	Reserved Matters	leases A1, A2, A3, A4, A5, C3 and D1 and D2 (community building) a retirement village, with associated estate	TWC/2020/0146	28/10/2025	01/07/2025	01/07/2027	0	196	196	0	0	0	0	196							-	20	44	44	44	44										196	Deliverable (0-5 years, Years 1-5): Reserved matters / detailed approval in place and no pre-commencement conditions identified, meaning development can proceed without delay once mobilisation begins. The site has an active planning history with multiple non-material amendments, most recently approved November 2023, demonstrating continued developer engagement and scheme progression. The permission does not lapse until July 2027, and delivery within the five-year period is considered realistic.
Committed	Land between, Castle Farm Way and A5 (Phase 2b), Prioralee, Telford, Shropshire	St. Georges and Prioralee	Prioralee	Telford	Reserved Matters	ecture in pursuant to outline application TWC/2014/0080 (1100 dwellings, a commercial centre, primary school	TWC/2020/0315	30/04/2025	06/09/2025	06/09/2027	0	162	162	0	0	0	0	162							-	-	30	44	44	44										162	Deliverable (0-5 years, Years 2-5): Reserved matters / detailed approval in place and no pre-commencement conditions identified. Evidence of active progression is provided through submission of details for Conditions 3, 4 and 8 in December 2025, supporting a clear trajectory towards implementation. The permission does not lapse until August 2027, and delivery is therefore considered achievable within the five-year period, with completions anticipated from Year 2 onwards.
TOTAL											481	6,311	6,712	1,919	816	481	1,629	2,495	-	-	-	-	-	1,688	795	666	482	281	214	28	-	-	-	-	-	-	-	-	-	2,414	

** Figures for C2 are dwelling equivalent figures, calculated by applying a conversion factor of 1.9 bedspaces per residential dwelling (as set out in the HDT Measurement Rule Book). A conversion factor has not been applied where the C2 units are self-contained.

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Telford & Wrekin - Windfall Allowance

Total Windfall Completions

Monitoring Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
All Windfall Data available	891	1,115	1,270	1,137	1,117	186	91	217	1,431	48	155
Major Applications	782	1,019	1,140	1,036	1,011	0	0	13	1,268	0	0
Minor Applications	109	96	130	101	106	186	91	204	163	48	155
less than 10 dwellings total	109	96	130	101	106	186	91	204	163	48	155
less than 5 dwellings total	57	76	66	65	67	130	57	126	88	32	105

Count of Windfall Applications

Monitoring Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
All Windfall Data available	92	86	95	81	82	101	45	70	104	28	32
Major Applications	35	21	31	12	22	0	0	1	32	0	0
Minor Applications	57	65	64	69	60	101	45	69	72	28	32
less than 10 dwellings total	57	65	64	69	60	101	45	69	72	28	32
less than 5 dwellings total	44	59	56	63	55	92	40	63	62	26	29

Average Size of Windfall

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
All Windfall Data available	52	22	18	24	23	2	2	2	40	2	3
Major Applications	132	84	53	155	79			13	124		
Minor Applications	3	2	2	2	2	2	2	2	2	2	3
less than 10 dwellings total	3	2	2	2	2	2	2	2	2	2	3
less than 5 dwellings total	2	1	1	1	1	1	1	1	1	1	2

Average Number of Completions

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
All Windfall Data available	9	10	10	10	10	2	2	2	13	2	2
Major Applications	22	28	22	27	22			13	40		
Minor Applications	2	1	2	1	2	2	2	2	2	2	2
less than 10 dwellings total	2	1	2	1	2	2	2	2	2	2	2
less than 5 dwellings total	1	1	1	1	1	1	1	1	1	1	2

Major Minor Comparison (% total)

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Completions											
Major Applications	87.8%	91.4%	89.8%	91.1%	90.5%	0.0%	0.0%	6.0%	88.6%	0.0%	0.0%
Minor Applications	12.2%	8.6%	10.2%	8.9%	9.5%	100.0%	100.0%	94.0%	11.4%	100.0%	100.0%
Count											
Major Applications	38.0%	24.4%	32.6%	14.8%	26.8%	0.0%	0.0%	1.4%	30.8%	0.0%	0.0%
Minor Applications	62.0%	75.6%	67.4%	85.2%	73.2%	100.0%	100.0%	98.6%	69.2%	100.0%	100.0%

Monitoring Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Completions	891	1,115	1,270	1,137	1,117	186	91	217	1,431	48	155
Count	92	86	95	81	82	101	45	70	104	28	32
Average size of site	52	22	18	24	23	2	2	2	40	2	3
Average number of completions	9	10	10	10	10	2	2	2	13	2	2

Average Total

Monitoring Year	3 years	5 years	8 years	All Years
All Windfall Data available	545	388	548	696
Major Applications	423	256	416	570
Minor Applications	122	132	132	126
less than 10 dwellings total	122	132	132	126
less than 5 dwellings total	75	82	84	79

Average Count

Monitoring Year	3 years	5 years	8 years	All Years
All Windfall Data available	55	56	68	74
Major Applications	11	7	8	14
Minor Applications	44	49	60	60
less than 10 dwellings total	44	49	60	60
less than 5 dwellings total	39	44	54	54

Major Minor Comparison (% total)

Monitoring Year	3 years	5 years	8 years	All Years
Completions				
Major Applications	29.5%	18.9%	34.5%	49.6%
Minor Applications	70.5%	81.1%	65.5%	50.4%
Count				
Major Applications	10.3%	6.4%	9.2%	15.4%
Minor Applications	89.7%	93.6%	90.8%	84.6%