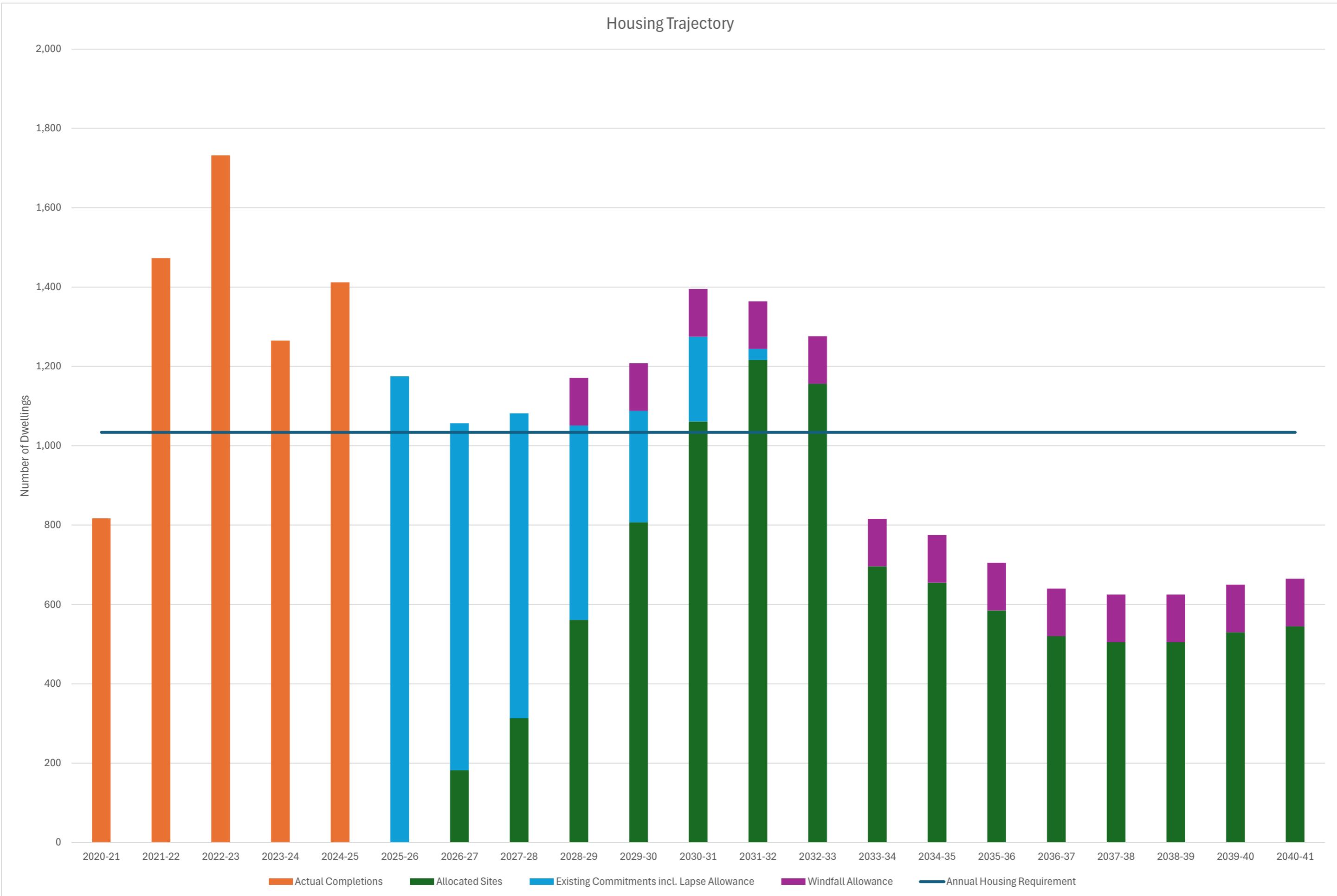


Housing Trajectory

		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	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	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	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	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	0	328
Under Constuction		0	0	0	0	88	21	0	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	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>	2,801	2,801
<i>Not Yet Started</i>	723	723
Minor site commitments	328	328
<i>Under Construction</i>	109	109
<i>Not Yet Started</i>	209	209
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 existing 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 Accommodation Type		Total Net Dwellings Equivalent	Expected Completions in Plan Period	Expected Completions beyond Plan Period	Completions before plan Period	Five year Housing Land Supply												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	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	
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	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 benefit 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	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	0	8	60	60	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	45	60	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.		

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	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	0	0	0	0	0	0	0	0	0	0	0	0	0	14	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	11	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	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	38	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	105	220	220	220	220	220	175	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	150	215	295	280	255	265	265	200	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	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	182	313	561	807	1,061	1,216	1,156	696	655	585	520	505	530	545	2,924							

Telford & Wrekin - Major Deliverable Sites 2020-2041

Telford & Wrekin - Major Site Commitments

* 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.

Site Status	Site Address	Parish	Ward	Local Plan Area	Permission Type	Application details	Reference	Validation date	Decision date	Anticipated lapse date	Permitting		Breakdown of Accommodation		Dwelling completions, under construction and not started										Expected Completions										Dwellings contributing to five year supply	Evidence of Deliverability		
											Carriageway	Residential (Class C3)	Total Net Dwelling Equivalent	Completions (previous years)	Open market dwellings completed 2024-2025	Affordable dwellings completed 2024-2025	Dwellings under construction at 31st March 2025	Total dwellings not yet started at December 2025	2020-21	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
Completed	The Globe Centre, Globe Street, Wellington, Telford, Shropshire, TF1 1UP	Wellington	Haygate and Park	Telford	Change of Use (Prior Approval)	for prior approval for the change of use from Offices (Use Class E) to 27no. residential apartments (Use C3)	TWC/2021/0777	03/07/2021	27/08/2021	0	27	27	0	27	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Completed	Land West of Station Road, Newport, Shropshire	Chetwynd Aston and Woodside	Newport South	Newport	Full Planning	oker centre and erection of 7no. apartments with associated amenity space and parking ***AMENDED DESI	TWC/2021/0796	05/08/2021	12/05/2022	70	0	70	0	0	70	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Site of Former Orange Park Primary School, Calicot, Shireley, Telford	Malinslee and Dawley Bank	Telford	Telford	Full Planning	Erection of 48no. dwellings with landscaping and associated access	TWC/2019/0987	29/11/2019	29/01/2021	0	48	48	48	0	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Former Woodside Social Club & Land adjacent Woodside Avenue	Madeley	Woodside	Telford	Full Planning	ition of 33 no. unit care home with associated access, car parking and landscaping***Amended Plans and Report	TWC/2020/0573	08/07/2022	24/03/2023	17	0	17	0	0	17	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Site of Wellington and Davenham Lane, Haygate Road, Wellington	Wellington	Erccle	Telford	Full Planning	Class C2 residential institutions (i.e. residential apartments and erection of 9no. bungalows, car parking, la	TWC/2019/1043	01/09/2020	16/09/2020	0	15	15	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Land West of Castle Farm Way, Priorylee, Telford	St Georges and Priorylee	Priorylee	Telford	Full Planning	h of 395 no. dwellings with creation of access, internal roads, associated infrastructure, landscaping and cop	TWC/2017/0817	21/11/2017	20/08/2018	0	395	395	395	0	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Site of Castle Lodge, Atwood Terrace, Dawley, Telford, Shropshire	Great Dawley	Dawley and Aquaduct	Telford	Full Planning	4no. bungalows with associated access, parking, drainage and infrastructure works ***AMENDED PLANS A	TWC/2021/0882	17/12/2021	0	14	14	0	0	14	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Site of Woodcock Farm, Woodcock Lane, Priorylee, Telford, Shropshire	Priorylee	Telford	Telford	Full Planning	ages and the conversion of the existing farmhouse and barn into 5no. dwellings (Full Planning Application) ***	TWC/2021/0957	08/08/2021	17/12/2021	0	21	21	10	11	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Land North of Grove Road, Overdale, Telford	Overdale and The Rock	Telford	Telford	Outline permission	the erection of 8no. dwellings including details for appearance, landscaping, layout and scale in pursuant to o	TWC/2016/0447	03/03/2020	04/01/2022	0	81	81	0	0	81	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	The Former Swan Cottages, Grand Avenue, Shireley, Telford	Shireley and Overdale	Telford	Telford	Outline permission/sectioned matters	for the erection of 2no. dwelling pursuant to TWC/2013/0909 including details for access, appearance, la	TWC/2016/0448	21/08/2020	20/08/2020	0	20	20	0	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Completed	Land North of Grove Road, Overdale, Telford	Overdale and The Rock	Telford	Telford	Outline permission	the erection of 8no. dwellings including details for appearance, landscaping, layout and scale in pursuant to o	TWC/2016/0449	21/08/2020	20/08/2020	0	82	82	0	0	82	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Completed	Former Concrete Works, Lightfoot Road, Lightfoot	Dawley, Hamlets	Telford	Telford	Outline permission	Reserve Matters	TWC/2019/1042	23/12/2019	25/09/2020	0	52	52	0	0	52	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Completed	Former Concrete Works, Lightfoot Road, Lightfoot	Lightfoot	Telford	Telford	Outline permission	Reserve Matters	TWC/2019/1087	06/09/2021	11/05/2022	0	195	195	100	0	95	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
UIC	Land West of Station Road, Newport, Shropshire	Newport South	Newport	Telford	Full Planning	LOOR LEVELS) NOISE IMPACT ASSESSMENT ECOLOGY HIGHWAYS (INCL TRANSPORT ASSESS	TWC/2021/0795	06/08/2021	12/05/2022	0	301	301	62	42	26	81	90	-	44	44	44	39	-	-	-	-	-	-	-	-	-	-	-	127	Delivery assumptions informed by evidence provided by landowner/developer following engagement			
UIC	Land North/East of Lodge Road, Curzon St, Dunnington Wood, Telford	Dunnington and Merton	Merton	Telford	Full Planning	s (C2) including Community Hub (Use Class E)) 20 units supported accommodating areas of public open sp	TWC/2021/0958	27/04/2017	10/08/2017	96	233	329	113	86	31	3	95	-	99	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
UIC	Site of former New College Telford, King Street, Wellington, Telford, Shropshire	Wellington	Arlington and College	Telford	Full Planning	hall with associated car parking additional parking for local community organisations alterations to 2no. exte	TWC/2020/0390	27/04/2022	23/09/2022	0	98	98	0	20	0	0	76	-	76	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
UIC	Site of 1-10 Gladstone Flats, Gladstone 132-155 (odd/s) St John Street, Wellington, Telford, Shropshire	Wellington	Haygate and Park	Telford	Full Planning	s dwellings together with associated access, roads, parking, landscaping and public open space ***AMENDE	TWC/2020/0629	28/07/2022	18/12/2022	0	87	87	0	0	4	63	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
UIC	Former Dun Cow Public House, New Street, Dawley, Telford, Shropshire	Great Dawley	Dawley and Aquaduct	Telford	Full Planning	h of 1no. apartments for retirement living development (Use Class C3) with associated parking and landscape	TWC/2024/0384	15/05/2024	27/09/2024	0	51	51	0	0	0	0	51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	51	Delivery assumptions informed by evidence provided by landowner/developer following engagement	
UIC	Land adjacent to site of former Abacus Day Nursery, Main Road, Ketley	Okengates	Okengates and Kelley Bank	Telford	Full Planning	Conversion of existing buildings to form 7no new dwellings and erection of 2no new dwellings	TWC/2022/0596	31/01/2023	12/06/2023	0	28	28	0	0	0	0	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
UIC	Former Youth Centre, Gower Street, St Georges, Telford, Shropshire	St Georges and Priorylee	St Georges	Telford	Full Planning	Class C1), community facility (Use Class F2 (b) and parish council offices (Use Class E)) together with eas	TWC/2021/0722	15/07/2021	17/12/2021	0	13	13	0	0	0	0	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UIC	Site of The Lion, 3 Whitchurch Road, Wellington, Telford, Shropshire	Great Dawley	Arlington and College	Telford	Full Planning	ion of 1no. supported living units (Use Class C2) with associated infrastructure, landscaping and parking (Par	TWC/2025/025																															

Telford & Wrekin - Minor Site Commitments

*Each HMO has been counted as a single dwelling

** 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.

Status	Site Address	Local Plan Area	Reference	Decision Date	Anticipated Lapse Date	Net Breakdown of Accommodation Type			Total Net Dwellings Equivalent	Completions (previous years)	Open market dwellings completed 2024-2025	Affordable dwellings completed 2024-2025	Dwellings under construction 2024-2025	Total dwellings not yet started 24-25	2020-21	Expected Completions																				Dwellings Contributing to Five Year Supply
						HMO*	Care Home / Extra Care (Class C2)**	Residential (Class C3)								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	
Completed	Land adjacent & South of Breezes 8 & 11, Allscott, Telford, Shropshire TF6 5EB	Rural	TWC/2016/0594	23/08/2017		0	0	2	2	0	2	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Land adjacent Buena Vista, Telford Creek, Old Park, Telford, TF3 4TJ	Telford	TWC/2017/0062	08/06/2021		0	0	5	5	0	5	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Barn adjacent The Old Rectory, Preston Upon The Weald Moors, Telford, Shropshire TF6 6DH	Rural	TWC/2016/0648	22/11/2018		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	1 Lower Bar, Newport, Shropshire, TF10 7BE	Newport	TWC/2018/0770	19/12/2028		0	0	2	2	1	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Land adjacent Crown Farm & Swift Barn, Kynnersley, Telford, Shropshire TF6 8DX	Rural	TWC/2018/1003	12/09/2019		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Site of 8 Greenfinch Close, Apley, Telford, TF1 6FY	Telford	TWC/2019/0370	08/08/2019		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Completed	Site of Upstree, 33 Horton Lane, Horton, Telford, TF6 6DT	Telford	TWC/2019/0439	23/08/2019		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	New Farm, Roden Lane, Roden, Telford, Shropshire, TF6 6BS	Rural	TWC/2019/0715	17/10/2019		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Turner House, 45 Market Street, Wellington, Telford, Shropshire, TF1 1DT	Telford	TWC/2019/0782	25/10/2019		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Wesley Rooms Apartments, 100, Bonbridge, Telford, Shropshire, TF8 1PD	Telford	TWC/2019/1032	11/02/2020		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	New Works Farm, New Works, Telford, Shropshire, TF6 5BP	Rural	TWC/2020/0146	03/07/2020		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Completed	Former Dairy Crest Ltd, Crugington, Telford, TF6 6HY	Rural	TWC/2020/0218	17/07/2020		0	0	7	7	0	7	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Completed	Land rear of 86-88 Church Parade, Wombridge, Telford, Shropshire	Telford	TWC/2020/0480	20/07/2020		0	0	4	4	0	4	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Completed	Land rear of Haven Cottage, Meadowbrook House/Signal House, Horton Lane, Horton, Telford, TF6 6DT	Telford	TWC/2020/0625	18/12/2020		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Site of Day House Farm, Shrawby Hill, Telford, TF6 6JT	Rural	TWC/2021/0342	30/11/2022		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Site of 1 - 2 The Cottages, Shrewsbury Road, Newtown, Edgmond, Shropshire, TF6 8HX	Rural	TWC/2021/0403	08/07/2021		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Site of Barnes Farm, Rowton Road, Rowton, Telford, TF6 6QX	Rural	TWC/2021/0459	18/06/2021		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Site of Sutton Farm, Sutton Bank, Coalport, Telford, TF11 9NJ	Telford	TWC/2021/0533	05/05/2022		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Completed	Site of 22 Hadley Park Road, Hadley, Telford, TF1 6PW	Telford	TWC/2021/0585	08/03/2022		0	0	4	4	0	4	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Completed	Site of Kynnersley Manor, Kynnersley, Telford, Shropshire, TF6 8DY	Rural	TWC/2021/0586	28/04/2022		0	0	2	2	0	2	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Completed	Land to the rear of 13 Creswell Road, Wellington, Telford, TF1 1SE	Telford	TWC/2021/0593	01/03/2022		0	0	3	3	0	3	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Completed	Site of 50 Horton Lane, Horton, Telford, TF6 6DT	Telford	TWC/2021/0640	02/09/2021		0	0	1	1	0	1	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Completed	Land adjacent 82A Limelink Lane, Lilleshall, Newport, Shropshire TF10 9EX	Rural	TWC/2021/0715	17/09/2021		0	0	2	2	0	2	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Completed	Pandol Bathrooms, 19 Bridge Road, Wellington, Telford, Shropshire, TF1 1EA	Telford	TWC/2021/0800	14/09/2021		0	0	2	2	0	2	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Completed	Land adjacent 11 Somerley, Telford, Shropshire	Telford	TWC/2021/0841	13/04/2023		0	0	2	2	0	2	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Completed	Land adjacent centre of 51 Holyhead Road, Ketyll, Telford, Shropshire	Telford	TWC/2021/0877	30/03/2022</td																																

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

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