

Telford and Wrekin Council Additional Delivery Evidence				
Deliverability Category A, Category B	Developer Return/Projected Delivery	Discharge of Condition	DM Commentary	Notes Refused/Registered Provider
Category A	Developer Return	Conditions under review. Estimated 10th March 2026	Commented on site January 2026	Ms S Sharma
Category A	Projected Delivery	None discharged	Full application granted.	Transitional Living Ltd
Category A	Developer Return	Consentation comments provided to Agent for notes. Awaiting amended plans for approval.	Remedial works carried out to roof to make watertight. Consultation on other elements to proceed upon approval of discharge of condition submission	Navigo Properties Ltd
Category A	Projected Delivery	Some conditions submitted for discharge but not yet discharged	They are awaiting that (subject to discharge of conditions) they will be on site before DM. A two year hold is expected on completion of 2025 and	Home Partnership
Category A	Projected Delivery	All conditions submitted for discharge and under consideration	Currently awaiting discharge of conditions however Alex Jeffries confirmed anticipated start of May 2025 - start roads and sewers. April 2027 - first habitation. 06/2025 - first occupation	Camerton-Galliers Homes
Category A	Developer Return	No conditions yet discharged	Marketed by H&S Doughton https://www.housingon.co.uk/properties/br200689	Housing Partnership Ltd
Category B	Developer Return	Discharging conditions	Reserved matters submitted (jointly with validation)	Pickstock
Category A	Projected Delivery	To be discharged	Further to planning approval next step is purchase of the land by the Applicant which is underway. Discharge of Conditions. Applicant has confirmed hope to be on site around autumn this year. On this basis we would expect first completion late quarter 2027 and the balance in 28	Days New Homes Ltd
Category A	Developer Return	To be discharged	On site, mobilised ready for construction, recently permitted. Non material amendments for change of brick type (November 2025)	Milner Homes

Telford & Wrekin - Major Site Comments

*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	Anticipate 4 lapse date	Case Held/ Exits Case (Class C2)*	Residual (Class C2)	Total Net Dwelling s Equivale nt	Completed (years)	Open market dwellings completed < 2024	Affordable dwellings completed < 2024	Dwelling is under construction at 31st March 2025	Total dwellings not yet started at Decembe r 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	2040-41	Dwellings contributing to five year supply	Evidence of Deliverability		
Committed	Site of the former Haygate Pub, 26 Haygate Road, Wellington, Telford, Shropshire	Wellington	Haygate and Park	Telford	Full Planning	Erection of 18no one and two bedroom apartments together with associated parking and external works. "AMENDED PLANS"	TWC20210473	13/09/2021	01/11/2023	01/11/2023	0	18	18	0	0	0	0	18																					18	Deliverable (0-5 years, Year 1). Full planning permission for 18 dwellings. The scheme is capable of early implementation, with limited lead-in typically associated with a small-scale residential development. The consent remains extant and does not lapse until November 2025, supporting a realistic prospect of delivery within the first year of the five-year period. Developer intent to develop. Delivery assumptions informed by evidence provided by landowner/developer following engagement.			
Committed	Land at junction of, Moss Road/Horsley Road, Woodwarde Wood, Telford	Woodwarde Wood and Trench	St Georges	Telford	Full Planning	Erection of 15no, supported living units with a staff/managing building, communal gardens and car parking. "AMENDED DESCRIPTION AND AMENDED PLANS/DOCUMENTS RECEIVED"	TWC20230420	26/09/2023	21/12/2023	21/12/2023	0	15	15	0	0	0	0	15																						15	Deliverable (0-5 years, Year 1). Full planning permission for 15 dwellings. Delivery is considered achievable within Year 1 given the scale of the scheme and absence of evidence of detrimental constraints preventing commencement. The permission remains extant and does not lapse until December 2026, supporting near-term implementation. Developer intent to develop. Delivery assumptions informed by evidence provided by landowner/developer following engagement.		
Committed	The Beacon Lounge 4-7 Market Square Wellington Telford Shropshire TF1 1HQ	Wellington	Haygate and Park	Telford	Full Planning	Change of use of first and second floor to 11no. bed houses of multiple occupancy with internal alterations (Full Planning Application)	TWC20240029	09/10/2024	02/05/2024	02/05/2027	0	11	11	0	0	0	0	11																						11	Deliverable (0-5 years, Year 1). Full planning permission for 11 dwellings. The scheme is small and implementable, and there is a realistic prospect of completion within the early plan period. The permission remains extant and does not lapse until May 2027, providing sufficient time for commencement and delivery. Developer intent to develop.		
Committed	Site of former Home and Leisure 8 Clifton Cinema, Bridge Road, Wellington Telford Shropshire	Wellington	Haygate and Park	Telford	Full Planning	Erection of an extra care facility containing 63no. residential units with associated communal rooms, landscaping and parking. "AMENDED DESCRIPTION AND NEW PLANS RECEIVED"	TWC20240610	07/08/2024	21/03/2025	21/03/2028	63	0	63	0	0	0	0	63																						63	Deliverable (0-5 years, Year 3). Full planning permission for 63 dwellings. A modest lead-in period is assumed to reflect the discharge of conditions and mobilisation typical of a site of this scale; however the existence of a full consent provides a strong basis for delivery within Years 1-5. The permission remains extant and does not lapse until 2028, reinforcing a realistic prospect of completion within the five-year period. Developer intent to develop.		
Committed	Site of Audley Court, Audley Avenue, Newport, Shropshire	Newport	Newport South	Newport	Full Planning	Erection of 43no. dwellings and conversion of Audley Court into 11no. apartments following the demolition of the first floor extension and removal of a chimney breast. erection of a two storey rear extension. demolition of existing rear extensions and building, and alteration of existing access, landscaping and of other associated works. "Amended description and amended plans and documents received"	TWC20220980	30/11/2022	26/03/2024	26/03/2027	0	43	43	0	0	0	0	43																						43	Deliverable (0-5 years). Full permission (or extant consent) and initial works have commenced, providing clear evidence the development is progressing. On this basis, the site is considered achievable, suitable and achievable, with a realistic prospect of delivery within the first two years of the five-year period (subject to confirmation of the approved unit number / programme).		
Committed	Site of Moorford, Castle Street, Hadley, Telford, Shropshire	Hadley and Leagnemy	Hadley and Leagnemy	Telford	Full Planning	Demolition of the existing longrange and erection of Supported Social Housing Scheme comprising of 14no. 1bedroom apartments, car parking, garden areas, alterations to access. "Amended plans received"	TWC20230061	27/01/2023	02/02/2024	02/02/2027	0	14	14	0	0	0	0	14																								14	Deliverable (0-5 years). Developer return confirms the site has been in and outbid. Open implementation is ongoing, completion are realistically expected within the early part of the five-year period.
Committed	Land northwest of Overways Farm Shop, Off Church Street, St Georges, Telford, Shropshire	St Georges and Priorake	Priorake	Telford	Outline permission	Outline application for the erection of around 80no. dwellings with associated infrastructure and landscaping works on land North of St Georges Bypass, St Georges, Telford, Shropshire. TF2 8P "AMENDED DESCRIPTION, AMENDED ILLUSTRATIVE MASTERPLAN AND NEW PARAMETERS PLAN"	TWC20240612	06/08/2024	17/07/2025	17/07/2030	0	80	80	0	0	0	0	80																							80	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 (Interim Scheme of Investigation for archaeological evaluation) in December 2025, demonstrating active technical progression. On this basis the site is considered achievable, suitable and achievable, with a realistic prospect of delivery within the five-year period. Developer not submitted full and proposed history.	
Committed	Site of Apley Home Farm	Hadley and Leagnemy	Apley Castle	Telford	Reserved Matters	Reserved matters application for the erection of 10no. dwellings in pursuant to outline planning permission TWC20190502 including access, appearance, landscaping and scale. "Finalised description, access information and amended plans submitted"	TWC20220798	27/09/2022	17/10/2025	17/10/2027	0	10	10	0	0	0	0	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 completion within the five-year period.	
Committed	Land between, Castle Farm Way and AS (Phase 3), Priorake, Telford, Shropshire	St Georges and Priorake	Priorake	Telford	Reserved Matters	Reserved matters application pursuant to outline planning permission TWC20140980 (Outline application for residential development of up to 130 dwellings, a commercial/employment centre (use classes B1a, A1, A2, A3, A4 and C1) and C1) (except of existing farm shop, garden centre and play barn, erection of a primary school, local centre (use classes A1, A2, A3, A4, A5, C3 and D1) and C2) (community building) a reserved village, with associated streetscape landscaping, alteration areas, open space, highways and other associated infrastructure with detailed approval for access arrangements from Castle Farm Way (A464) and Walling Street (A5) with all other matters reserved for the erection of 130no. dwellings including details for access, appearance, landscaping, beyond and scale for Phase 3	TWC20250146	28/02/2025	01/07/2025	01/07/2027	0	196	196	0	0	0	0	196																							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 2025, 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. Developer confirmed will start this year.	