

# Telford & Wrekin Housing Land Supply Statement 2018-23

# Contents

<b>1</b>	<b>Telford &amp; Wrekin Housing Land Supply Statement .....</b>	<b>4</b>
1.1	Housing Requirement .....	4
1.2	Deliverable Housing Supply .....	5
1.3	Five Year Housing Land Supply .....	7
<b>2</b>	<b>Appendices .....</b>	<b>11</b>
2.1	Appendix 1 - Sites with Planning Permission and Resolution to Grant Permission .....	11
2.2	Appendix 2 - Local Plan Housing Allocations not yet approved .....	11
2.3	Appendix 3 - Contribution from Small Sites Under Construction and Not Started .....	11
2.4	Appendix 4 - TWC delivery rates analysis .....	11

# 1 Telford & Wrekin Housing Land Supply Statement

# 1 Telford & Wrekin Housing Land Supply Statement

## 1 Telford & Wrekin Housing Land Supply Statement

**1.0.1** This statement sets out the housing land supply position for Telford & Wrekin as of April 2018. It clarifies the methodology and assumptions based on the National Planning Policy Framework's (NPPF) requirement to identify a minimum five years' worth of housing land supply against an area's housing requirements.

**1.0.2** The Council may in future seek to confirm its five year supply position for a given year through an annual position statement. Recent revisions to the NPPF and Planning Practice Guidance (PPG) set out how this can be achieved

### 1.1 Housing Requirement

**1.1.1** The starting point with calculating the housing land supply is to determine the housing requirement. Where the Local Plan is less than five years old, this is set out in its adopted strategic policies. The Telford & Wrekin Local Plan was adopted in January 2018 and its housing requirement of 17,280 dwellings (864 dwellings annually for 2011-2031) is therefore used.

**1.1.2** The NPPF and PPG require a minimum 5% buffer is added to the five year supply to ensure choice and competition in the market for land. A 10% buffer is applied only when the Council wishes to fix its supply for a year, or has a recently adopted plan by the NPPF definition. Neither scenario applies in Telford & Wrekin at present. Lastly, a 20% buffer is applied where delivery of housing over the previous three years has fallen below 85% of the requirement, as measured in the Government's Housing Delivery Test<sup>(1)</sup>.

**Table 1.1 Housing Delivery against Targets**

	Completions	Target	Comparison vs 864 annual requirement	Cumulative difference
<b>2011-12</b>	720	864	-144	0
<b>2012-13</b>	607	864	-257	-401
<b>2013-14</b>	842	864	-22	-423
<b>2014-15</b>	1,074	864	+210	-213
<b>2015-16</b>	1,255	864	+391	+178
<b>2016-17</b>	1,148	864	+284	+462
<b>2017-18</b>	1,067	864	+203	+665
<b>Total 2011-18</b>	6,713	6,048	+665 (+95 average) 111% of requirement	

1 Paragraph 75 National Planning Policy Framework and Housing Delivery Test Measurement Rule Book

# 1 Telford & Wrekin Housing Land Supply Statement

	Completions	Target	Comparison vs 864 annual requirement	Cumulative difference
<b>Total 2015-18</b>	3,470	2,592	+878 (+293 average) 134% of requirement	

**1.1.3** Table 1.1 demonstrates there has been a cumulative surplus of housing supply against the requirement since the Local Plan start date (2011) and over the last three years. The issue of past under delivery was considered during a planning appeal at Kestrel Close / Beechfields Way, Newport in March 2017 <sup>(2)</sup> and also at the Telford & Wrekin Local Plan examination <sup>(3)</sup>. In both cases the planning inspectors concluded that delivery during the first five years of the plan period did not amount to persistent under delivery and a 20% buffer should not be applied to the housing requirement. Consequently, a 5% buffer is applied which gives a housing requirement of 4,536 dwellings for 2018-23.

## 1.2 Deliverable Housing Supply

**1.2.1** The NPPF <sup>(4)</sup> states that sites included in the five year housing supply must be deliverable and this means:

- '...sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'

**1.2.2** PPG <sup>(5)</sup> sets out what information will need to be included in annual reviews of housing land supply. This can include the number of homes, planning status, timescales and information on delivery progress. The Council has included the following sources it considers to be deliverable in accordance with this policy and guidance:

- Major development sites (10+ dwellings) with planning permission that are either fully or partly under construction;
- Major sites with planning permission that are yet to start. Both outline and full permissions are included and different assumptions provided for their contributions;
- Major sites with resolution to grant planning permission, subject to signing a legal (Section 106) agreement. Sites are included only where they have the potential to deliver over the next five years, once lead-in times and build-out rates are applied;

2 APP/C3240/W/16/3144445, para 95

3 Report on the Examination of the Telford & Wrekin Local Plan 2011-31, paragraph 74

4 Annex 2: Glossary, definition of 'deliverable'

5 Paragraph 048 Reference ID: 3-048-20180913. Revision date: 13 09 2018

# 1 Telford & Wrekin Housing Land Supply Statement

- Major sites allocated in the Telford & Wrekin Local Plan and 'made' Neighbourhood Plans. Several housing allocations in the Local Plan are either committed or have been completed; the remaining sites have been included in the five year supply where there is an expressed interest from the landowner to sell for development, or an applicant intends to submit a planning application in the near future;
- Small sites (under 10 dwellings with permission and/or under construction) are considered to be deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (as per the NPPF definition of deliverable sites);
- Analysis has shown that an average 30 dwellings each year have come forward on windfall sites since 2001. An allowance for contribution from small windfall sites is included in the last two years of the five year supply only (i.e. from 2021/22 to 2022/23). This is to avoid any double counting against small site commitments which are also included in the five year supply. The approach is consistent with other local planning authorities in England who apply a windfall allowance for the last two years only.

**1.2.3** The assumptions are based on research and survey work including information obtained from applicants and stakeholders. Details are provided on the number of homes under construction and completed, planning status, timescales and progress towards detailed permissions for outline applications. Demolitions and planned demolitions are also listed. Appendices 1-3 of this Statement list individual sites and their contribution to the five year supply.

**1.2.4** In accordance with PPG advice, estimate lead-in times for site commencements have been provided. These are based on an analysis of bringing forward sites under construction (Appendix 1) <sup>(6)</sup> and information from applicants and agents where possible. Allowances have been included for signing legal agreements (six months in most cases), considering outline applications (six months from validation to committee), determination (four months), discharging pre-commencement conditions (six months for larger sites, three months for smaller sites) and for selling sites, where relevant (six months).

**1.2.5** Assumptions for lead-in times to first dwelling completions vary between 3 and 12 months depending on the likely preparation work required. Build rates are applied for each site based on an assessment of recent delivery records in Telford & Wrekin as provided in Appendix 4.

**1.2.6** Table 1.2 summarises the information in Appendices 1-3. This should be read alongside the figures provided in Table 2.8: Housing Land Provision, in the Annual Monitoring Report (AMR). The AMR figures have informed this statement but the figures in the five year supply calculation differ because they are an assessment of deliverable sites from the overall AMR figures. The assumptions outlined above are applied to the AMR figures to determine the five year supply of housing land. This statement also differentiates between major (10+ dwellings) and minor/small (9 or below) sites as the site categories in paragraph 3.2 show. Small sites are considered deliverable until until permission expires as per the NPPF definition of deliverable and should only be excluded if there is clear evidence that homes will not be delivered within five years.

# 1 Telford & Wrekin Housing Land Supply Statement

**Table 1.2 Deliverable Housing Supply 2018-23**

Component of Supply	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Major sites under construction	804	671	333	69	40	1,917
Major sites with full planning permission	107	262	269	249	174	1,061
Major sites with outline planning permission	0	19	251	632	709	1,611
Major sites with resolution to grant permission	0	50	52	79	102	283
Proposed housing allocations	0	0	26	140	86	252
Small deliverable sites (U/C & NYS)	98	98	98	99	99	492
Windfall				30	30	60
<b>Total</b>	<b>1,009</b>	<b>1,100</b>	<b>1,029</b>	<b>1,298</b>	<b>1,240</b>	<b>5,676</b>

## 1.3 Five Year Housing Land Supply

**1.3.1** The Council's five year housing land supply position is set out in Tables 1.3-1.5. In determining the housing requirement a 5% buffer is added to the Local Plan figure (864 dwellings each year) which gives a five year figure of 4,535 dwellings (907 each year). The 5% buffer is applied because there has been no overall shortfall in completions and no under delivery (below 85% of the requirement over the previous three years) against the Housing Delivery Test.

**1.3.2** Housing data from the 2018 Annual Monitoring Report has been reviewed to calculate individual sites' contribution to the five year deliverable supply. A total five year supply of 5,676 dwellings has been identified.

# 1 Telford & Wrekin Housing Land Supply Statement

**1.3.3** The five year supply of deliverable sites exceeds the Local Plan housing requirement and equates to a supply of 6.26 years. The Council has in excess of a five year housing land supply and its housing supply policies are therefore considered up to date for decision taking purposes.

**1.3.4** Had the 10% buffer been applied it is evident that the Council could still demonstrate a minimum five year housing land supply (6.05 years).

**Table 1.3 Housing Requirement**

Housing Requirement		Comments
Local Plan annual housing requirement	864	17,280 in the Local Plan
Annual requirement + 5% buffer	907	As per the NPPF
Five year requirement with buffer	4,535	As per the NPPF

**Table 1.4 Deliverable Housing Supply**

Deliverable Housing Supply		Comments
Dwellings on major sites partly or fully under construction	1,917	854 under construction; 1,063 not yet started
Dwellings on major sites with full planning permission	1,061	Taken from 1,257 overall supply on major sites
Dwellings on major sites with outline planning permission	1,611	Taken from 5,738 overall supply on major sites
Dwellings on major sites with resolution to grant permission	283	Taken from 778 overall supply on major sites
Telford & Wrekin Local Plan housing site allocations	252	Taken from 360 overall supply on major sites
Small sites contribution	492	197 under construction 295 not yet started (369 minus 20% non-implementation rate)
Windfall allowance	60	30 dwellings for each year - 2021-22 and 2022-23
<b>Total deliverable supply</b>	<b>5,676</b>	

# 1 Telford & Wrekin Housing Land Supply Statement

**Table 1.5 Five Year Housing Land Supply**

Five Year Housing Land Supply		Comments
Five year housing requirement	4,535	Includes the 5% buffer
Annual rate	907	4,535 over the five years 2018-23
Five year housing deliverable supply	5,676	Assessment of deliverable supply
<b>Total deliverable housing land supply</b>	<b>6.26</b>	<b>5,676 / 907</b>

## 2 Appendices

## 2 Appendices

**2.0.1** Several appendices are enclosed and they present the data which has been collected. Please note that more recent planning applications with the TWC prefix are reverted back to W prefix. For example TWC/2014/0001 becomes W2014/0001.

**2.1 Appendix 1 - Sites with Planning Permission and Resolution to Grant Permission**

**2.2 Appendix 2 - Local Plan Housing Allocations not yet approved**

**2.3 Appendix 3 - Contribution from Small Sites Under Construction and Not Started**

**2.4 Appendix 4 - TWC delivery rates analysis**

**Telford & Wrekin Housing Land Supply - deliverable sites 2018-23**  
**Appendix 1 - Sites with Planning Permission and Resolution to Grant Permission**

Status	Planning Application Reference	Site Address	Developer / builder	Total units left	5 year Delivery	Land to be sold?	Estimated timescale for sale	Full Planning or Outline / Reserved Matters	Full / Outline Planning Permission			Reserved Matters Approval			Estimate time for discharge of conditions	Validation to Committee for Outline / Full Permission	Time required to sign-off Section 106	Time to consider & determine application	Outline approval to reserved matters submission	Time taken to consider reserved matters	Total time (months)	Estimated commencement time	Lead-in times from start on site	Build out rate per annum	2018/19	2019/20	2020/21	2021/22	2022/23	Projected affordable delivery 18-23	Plots under construction at 31.3.18	Not Yet Started
									Validation	Committee	Decision	Validation RM	Committee RM	Decision																		
U/C	TWC/2010/0487	Charlton Arms Hotel, Church Street, Wellington	TC Homes Ltd	12	12	n/a	n/a	FP	13/09/2010	24/10/2012	09/11/2012				Already on site	25.3	0.5			25.8	Already on site	12 units	12							4	8	
U/C	TWC/2012/0419	Lawley Phase 6, Dawley Road, Lawley, Telford	LVDG	3	3	n/a	n/a	OP/RM	18/08/2004	06/10/2004	21/10/2005	25/05/2012	22/08/2012	24/08/2012	Already on site	1.6	12.5		79.2	3	96.3	Already on site	120 units	3						3	0	
U/C	TWC/2013/0096	Ketley Millennium Village, Holyhead Road, Ketley, Telford	Taylor Wimpey	120	120	n/a	n/a	FP	23/07/2013	24/07/2013	15/10/2013				Already on site	0	2.7			0	2.7	Already on site	40 units	40	40	40		7	21	99		
U/C	TWC/2013/0306	27-31 High Street, Wellington	Private	12	12	n/a	n/a	FP	19/04/2013		19/07/2013				Already on site			3		3	Already on site	12 units	6	6					12	0		
U/C	TWC/2013/0649	Land to rear of Holly Acres, Long Lane, Telford	Private	6	6	n/a	n/a	FP	15/10/2013	18/12/2013	23/12/2013				Already on site	2.1	0.2			2.3	Already on site	12 units	6					6	0			
U/C	TWC/2013/0855	Land to the rear of Willow Tree Cottage, Station Road, Newport	Shropshire Homes	26	26	n/a	n/a	FP	04/04/2016	20/07/2016	27/10/2016				Already on site	3.5	3.2			6.7	Already on site	20 units	20	6				6	13	13		
U/C	TWC/2014/0237	Land at Doseley Works, Doseley, Telford	David Wilson Homes	91	91	n/a	n/a	OP/RM	21/08/2012	03/07/2013	10/03/2014	11/03/2014		06/08/2014	Already on site	10.4	8.2		0	4.9	23.5	Already on site	40 units	40	40	11		16	19	72		
U/C	TWC/2014/0272	Ivydale, High Street, Coalport	Peter Martin Homes	12	12	n/a	n/a	FP	01/04/2014	03/06/2015	08/06/2015				Already on site	14				14.2	Already on site	12 units	6	6					12	0		
U/C	TWC/2014/0323	Rough Park House, Woodside Avenue, Woodside, Telford	Private	18	18	n/a	n/a	FP	12/03/2015		16/04/2015				Already on site			1.1		1.1	Already on site	12 units	12	6					18	0		
U/C	TWC/2014/0656	Land Adjacent Stone House, Shifnal Road, Priorslee, Telford	Acorn Homes	2	2	n/a	n/a	FP	22/07/2014	25/02/2015	15/04/2015				Already on site	7.2	1.6			8.8	Already on site	12 units	2						2	0		
U/C	TWC/2014/0998	Land adjacent Windermere House, Farm Lane, Horsehay, Telford	Prestige Homes	3	3	n/a	n/a	FP	06/11/2014	25/02/2015	02/04/2015				Already on site	3.6	1.2			4.8	Already on site	12 units	3						3	0		
U/C	TWC/2014/1072	Land north of Lightmoor Way, Lightmoor Village, Telford	Keppmoat Homes	155	155	n/a	n/a	OP/RM	08/04/2002	23/10/2002	23/09/2003	28/11/2004		27/11/2015	Already on site	6.5	12		134.2	12	164.7	Already on site	50 units	50	50	50	5	39	14	141		
U/C	TWC/2014/1098	23 Walker Street, Wellington	Bebbingtons	10	10	n/a	n/a	FP	09/12/2014		24/03/2015				Already on site					3.5	Already on site	12 units	10						10	0		
U/C	TWC/2014/1151	Telford Millennium Community (Part of Phase 4), Ketley, Telford	Taylor Wimpey	66	66	n/a	n/a	FP							Already on site						Already on site	30 units	18	30	18		7	54	12			
U/C	TWC/2015/0233	Lawley Phase 8, Lawley, Telford	LVDG	289	289	n/a	n/a	OP/RM	18/08/2014	06/10/2004	21/10/2005	11/06/2015	15/07/2015	31/07/2015	Already on site	1.6	12.5		115.7	1.6	131.5	Already on site	100 units	100	100	89		40	87	202		
U/C	TWC/2015/0255	Site of Adamson House, Bridge Road, Horsehay, Telford	Horsehay Estates	10	10	n/a	n/a	FP	23/03/2015	25/08/2015	28/10/2015				Already on site	5	2			7	Already on site	12 units	5	5					4	6		
U/C	TWC/2015/0949	Land east of The Blue Pig, Capewell Road, Trench, Telford	Telford Homes	21	21	n/a	n/a	FP	15/10/2015	20/07/2016	29/07/2016				Already on site			9.5		9.5	Already on site	12 units	12	9					21	0		
U/C	TWC/2015/0997	Former Malinslee Primary School, Matlock Avenue, Dawley, Telford	Nuplace/Lovell	24	24	n/a	n/a	FP	03/11/2015	03/02/2016	23/03/2016				Already on site	3	1.6	4.6		4.6	Already on site	40 units	24						24	0		
U/C	TWC/2015/1097	Land between 88 & View House 103 Holyhead Road, Ketley, Telford	Private	10	10	n/a	n/a	FP	11/02/2016	22/02/2017	27/02/2017				Already on site			12.5		12.5	Already on site	12 units	10						10	0		
U/C	TWC/2016/0059	Phase 4, Land North, East & South of Aston Grove, off Wellington Road, Newport	Persimmon	30	30	n/a	n/a	OP/RM	30/09/2011	01/08/2012	08/01/2013	22/01/2016		22/04/2016	Already on site	10.1	5.3		36.5	3	54.9	Already on site	40 units	30					30	0		
U/C	TWC/2016/0162	Land North of, Keepers Crescent & Daisy Bank Drive, St Georges, Telford	Lioncourt Homes	23	23	n/a	n/a	FP	23/02/2015	02/11/2016	28/12/2016				Already on site	8.3	13.8			22.1	Already on site	20 units	20	3					19	4		
U/C	TWC/2016/0165	Former Madeley Court School, Land off Parkway, Madeley, Telford	Nuplace/Lovell	36	36	n/a	n/a	FP	23/02/2016	29/06/2016	14/09/2016				Already on site	4.2	2.5			6.5	Already on site	40 units	36						36	0		
U/C	TWC/2016/0236	Site of 1 - 30, Powis Place, Dawley Bank, Telford	Wrekin Housing Trust	21	21	n/a	n/a	FP	15/03/2016		29/06/2016				Already on site			3.5		3.5	Already on site	20 units	20	1				21	6	15		
U/C	TWC/2016/0316	Broomfield Rd, Newport	Meres & Moses HA	33	33	n/a	n/a	FP	05/04/2016	20/07/2016	19/01/2017				Already on site	3.5	6			9.5	Already on site	12 units	12	12	9		33	28	5			
U/C	TWC/2016/0332	Land West of The Cedars, Rodington, Telford	Nest Homes Ltd	13	13	n/a	n/a	OP/RM	01/07/2016	15/03/2016	24/03/2016				Already on site	8.5	0.3			8.8	Already on site	12 units	7	6				33	13	0		
U/C	TWC/2016/0560	Land between Beech Hill & Blue House Barns, Chetwynd Road, Newport	Galliers Homes	12	12	n/a	n/a	FP	07/07/2016	02/11/2016	04/11/2016				Already on site	3.8	0.1			3.9	Already on site	20 units	12						12	0		
U/C	TWC/2016/0660	Lawley Phase 7, Lawley, Telford	LVDG	236	236	n/a	n/a	OP/RM							Already on site						Already on site	120 units	120	116				32	97	139		
U/C	TWC/2016/0687	Land opposite Pear Tree Bridge Inn, Holyhead Road, Oakenhates	GQ Homes	11	11	n/a	n/a	FP	02/08/2016		13/10/2016				Already on site					2.3	Already on site	12 units	5	6				0	11	0		
U/C	TWC/2016/0749	Land opposite Phoenix Academy, Duce Drive, Dawley, Telford	Wrekin Housing Trust	18	18	n/a	n/a	FP	17/08/2016	22/02/2017	22/02/2017				Already on site	6.2	0			6.2	Already on site	20 units	3	15				18	18	0		
U/C	TWC/2016/0772	Site of 15 - 32, Hall Gardens, Hadley, Telford	Wrekin Housing Trust	12	12	n/a	n/a	FP	17/08/2016		20/01/2017				Already on site			5.2		5.2	Already on site	20 units	3	9				12	12	0		
U/C	TWC/2016/0786	Site of 1 - 8 Burway Flats, Severn Drive & 1 - 8 Dee Close, Dothill	Wrekin Housing Trust	12	12	n/a	n/a	FP	25/08/2016		10/11/2016				Already on site			2.5		2.5	Already on site	20 units	3	9				12	12	0		
U/C	TWC/2016/0804	Land Rear of Units 1A-1C, Gatcombe Way, Priorslee, Telford	Central & Country	20	20	n/a	n/a	OP/RM	09/07/2012	11/06/2014	25/09/2014				Already on site	23	3.5		23.1	5.7	55.3	Already on site	20 units	10	10					20	0	
U/C	TWC/2016/0918	Site of Red Lion, 15 Holy Road, Little Dawley	Bromford	14	14	n/a	n/a	FP	04/10/2016	11/01/2017	12/05/2017				Already on site	3.2	4			7.2	Already on site	20 units	7	7					14	0		
U/C	TWC/2016/1099	Wrockwardine Wood Arts College	Trident HA	53	53	n/a	n/a	OP/RM	03/10/2013	05/02/2014	27/02/2017	02/11/2016		27/02/2017	Already on site	4	0.5		20.4	3.8	28.7	Already on site	20 units	20	20	13		40	53	0		
U/C	TWC/2016/1127	Land corner of Back Lane/Plantation Road, Tibberton, Newport	Shropshire Homes	25	25	n/a	n/a	OP/RM	21/03/2014	13/08/2014	17/02/2015	25/11/2016	17/05/2017	19/05/2017	Already on site	4.8	6.1		23.2	5.8	29	Already on site	20 units	5	20				10	8	17	
U/C	TWC/2016/1197	Land to the rear of 3-7 Golf Links Lane, Wellington	Taylor Wimpey	76	76	n/a	n/a	OP/RM	19/01/2012	28/03/2012	29/06/2012	29/12/2016		27/02/2017	Already on site	2.3	3		54	3	57	Already on site	40 units	20	40	16		12	16	60		
U/C	TWC/2017/0204	Land adjacent Belvedere Court, Hinkshay Road, Dawley	Countryside plc	144	144	n/a	n/a	OP/RM	26/07/2013	30/04/2014	03/10/2014	10/03/2017	19/07/2017	20/07/2017	Already on site	9.1	5.1		29.2	4.3	33.5	Already on site	40 units	40	40	40	24		64	80		
U/C	TWC/2017/0347	Priorslee East, Off Gatcombe Way/York Road/Hereford Drive/Lambeth Drive, Priorslee, Telford	Lovell	220	200	n/a	n/a	OP/RM	16/07/2012		25/09/2014	27/04/2017	09/08/2017	10/08/2017	Already on site			26.3	31	3.5	60.8	Already on site	40 units	40	40	40	40	40	55	10	210	
U/C	TWC/2017/0454	Site of The Vineyard, North Road, Wellington, Telford	Private	14	14	n/a	n/a	FP	06/06/2017	30/08/2017	05/10/2017				Already on site	2.8	1.2			4	Already on site	12 units		7	7				14	0		
U/C	TWC/2017/0514	Land junction of, Alexandra Road/Haygate Road, Wellington	TC Homes	24	24	n/a	n/a	FP	20/06/2017	22/11/2017	12/12/2017				Already on site	5	0.6			5.6	Already on site	12 units	12	12				6	24	0		
Committed	W2008/0108	Orleton Park, Orleton Lane, Wellington, Telford	Lovell	165	165			OP/RM			01/09/2017	01/01/2018	01/07/2018		Ongoing	4	6			10	On-site	9 months	40 units	41	40	40	40	4	41	854	1083	
Committed	W2009/0326	Randlay Centre, Randlay Community Centre, Randlay, Telford	J Ross Developments Ltd	12	12	N	n/a	FP	21/04/2009	15/10/2009	27/10/2009					4.8																



Committed	TWC/2016/0801	Site of The Queens Arms, Bank Road, Dawley Bank, Telford	Private	10	10	N	n/a	OP	30/08/2016	N/A	05/01/2018	Estimate 4 months to determine R/M Decision by Q3 2019/20	3 months				n/a	n/a	16.2	Q4 2019/20	6 months	12 units			2	8		
Committed	TWC/2016/0978	Land rear of 32 Bratton Road, Bratton, Telford	Shropshire Homes	14	14	N	n/a	OP	17/10/2016	17/05/2017	13/09/2017	Estimate 4 months to determine R/M Decision by Q2 2019/20	3 months	7	3.9		n/a	n/a		Q3 2019/20	6 months	20 units			9	5		
Committed	TWC/2017/0259	Site of Alver & land adjacent/rear of Clews Wood Court, Station Road, Madeley	Private	17	17	Y	12 months	OP	24/03/2017	30/08/2017	01/12/2017	Estimate 4 months to determine R/M Decision by Q1 2020/21	3 months	5.2	3.1	8.3	n/a	n/a		Q2 2020/21	6 months	12 units				9	8	4
Committed	TWC/2017/0179	Land south of 28 Beechfields Way, Newport	Private	19	19	N	n/a	OP	15/02/2017	30/08/2017	30/10/2017	Estimate 4 months to determine R/M Decision by Q3 2019/20	3 months	6.5	2	8.5	n/a	n/a		Q4 2019/20	6 months	12 units			7	12		
Committed	TWC/2017/0233	Site of Plough Farm Nursery, Plough Lane, Newport	Elford Homes	55	55	N	n/a	OP	20/03/2017	30/08/2017	09/03/2018	Estimate 4 months to determine R/M Decision by Q4 2018/19	3 months	5.2 (to first committee)	6.2	23.6	n/a	n/a		Q1 2019/20	6 months	20 units		3	20	20	12	19
Committed	TWC/2017/0367	Gower Street, St Georges	Private	20	20	Y	3 months	OP	03/05/2017	01/11/2017	26/03/2018	Estimate 4 months to determine R/M Decision by Q1 2020/21	3 months	5.9	4.8	10.7	n/a	n/a		Q3 2020/21	6 months	12 units			8	12	8	
Committed	TWC/2017/0316	Site of Peter Morris Cars, Wellington, Telford	Private	14	14	N	n/a	OP	12/04/2017	09/08/2017	08/01/2018	Estimate 4 months to determine R/M Decision by Q1 2020/21	3 months	3.9	4.9	8.8	n/a	n/a		Q3 2020/21	6 months	12 units			7	7		
Resolution to Grant	TWC/2011/0871	Station Road, Newport	St.Modwen / Davidsons Development Ltd	350	50	Y	6 months	OP	04/11/2013	28/02/2018	TBC	4 months to consider R/M Q3 2019/20	6 months	1 (to first committee approval)	TBC	TBC	TBC	TBC	TBC	Q1 2020/21	9 months	40 units			10	40	18	
Resolution to Grant	TWC/2016/0886	New Road, Wrockwardine Wood	Private	12	12	Y	6 months	FP	14/09/2016	22/02/2017	TBC	4 months to consider R/M Q3 2019/20	3 months	5	TBC	TBC	TBC	TBC	TBC	Q4 2019/20	9 months	12 units			2	10		
Resolution to Grant	TWC/2017/0706	Walling Street, Wellington	Private	21	21	Y	12 months	OP	30/08/2017	17/01/2018	TBC	4 months to consider R/M Q3 2019/20	6 months	4	TBC	TBC	TBC	TBC	TBC	Q3 2020/21	9 months	12 units			9	12		
Resolution to Grant	TWC/2017/0941	Castle Farm Way, Priorslee	Redrow Homes	395	200	N	n/a	FP	21/11/2017	21/03/2018	TBC	Development could commence during Q4 2018/19 subject to signing the agreement and discharging conditions (6 months total assumed). The first completions are anticipated within 12 months (Q4 2019/20).									50 units		50	50	50	50	50	
TOTAL																							911	1002	905	1029	1025	68

TOTAL	9710	4872
Under Construction	1937	1917
Full Planning / RM	1257	1061
Outline Planning	5738	1611
Resolution to Grant	778	283

Telford & Wrekin Housing Land Supply - deliverable sites 2018-23																												
Appendix 2 - Local Plan Housing Allocations not yet approved - at the end of March 2018																												
Planning Application Reference	Site Address	Developer/ builder	Total left	5 year delivery	Intention to sell/build ?	Land to be sold?	Estimated timescale for sale	Full/Outline planning submitted?	Full/Outline application validated	Full/Outline planning committee?	Full/Outline planning decision?	Reserved Matters submitted?	Reserved Matters expected?	Outline to Reserved Matters submission	Reserved Matters submission date	Time taken to consider Reserved Matters (months)	Reserved Matters determination dates	Est. time for discharge of conditions	Est. commencement time	Lead-in from start to first dwelling	Lead-in times from start on site	Build - Out Rate per annum per outlet	Est. delivery 2018/19	2019/20	2020/21	2021/22	2022/23	Projected affordable delivery 18-23
TBC	Former Phoenix School, Manor Road, Dawley LDO	TWC	200	86	Y	Y	Anticipated that the Local Development Order (LDO) will be adopted and site marketing during 2019 (Q1 2018/19) with details determined and site commencement during Q4 2019/20. First completions in 2020.										6 months	Q4 2019/20	6 months	6 months	40 units			6	40	40	10	
H3	Plot D, Pool Hill Road, Dawley (H3 in adopted Local Plan)	Homes England	40	40	Y	Y	Site disposal led by Telford & Wrekin Council Estates team. The site will be marketed for residential use. Timescales assume the site is sold within the next 12 months (Q1 2019/20), a full application is submitted within 6 months thereafter (Q3 2019/20) then determined within 4 months (Q1 2020/21). Commencement on site could follow during Q2 2020/21 once conditions have been discharged (3 months).										3 months	Q2 2020/21	6 months	6 months	20 units				20	20	10	
TBC	Holyhead Road, St Georges (H9 in adopted Local Plan)	Homes England	70	76	Y	Y	Site disposal led by Telford & Wrekin Council Estates team. The site will be marketed for residential use. Pre-application discussions have taken place with an interested party. Accelerated delivery anticipated. Assuming an outline application is submitted and determined in 6 months (Q4 2018/19), reserved matters would follow after 6 months (Q2 2019/20) and be determined after a further 4 months (Q4 2019/20). Commencement following discharge of conditions (Q1 2020/21).										3 months	Q1 2020/21	6 months	6 months	40 units			10	40	26	37	
TBC	Former Blessed Robert Johnson School, Whitchurch Drive (H10 in adopted Local Plan)	Homes England	50	50	Y	Y	Site disposal led by Telford & Wrekin Council Estates team. The site will be marketed for residential use. Pre-application discussions have taken place with an interested party. An outline application is expected shortly and accelerated delivery anticipated. Assuming the outline application is submitted and determined in 6 months (Q4 2018/19), reserved matters would then follow after 6 months (Q2 2019/20) and be determined after a further 4 months (Q4 2019/20). Commencement following discharge of conditions (Q1 2020/21).										3 months	Q1 2020/21	6 months	6 months	40 units			10	40			
TOTALS			360	252																			0	0	26	140	86	57

**Telford & Wrekin Housing Land Supply - deliverable sites 2018-23**

**Appendix 3 - Contribution from Small Sites Under Construction and Not Started**

Reference	Location	UC	NS
W2016/1185	Site of Silverdale, 49 Station Road, Admaston, Telford	1	0
W2014/0492	Lubstree Park, Humber Lane, Telford TF2 8LW	3	5
W2016/0034	Amber House, Littlehales Road, Chetwynd Aston, Newport TF10 9BF	1	1
W2016/1029	Land adjacent Mill Cottage, Mill Lane, Wellington, Telford, Shropshire	4	0
W2007/0667	Telford Islamic Centre, 88, King Street, Wellington	1	0
W2017/0696	Site OF 27 & 31 High Street, Wellington, Telford	1	0
W2017/0779	Former Charlton Arms Hotel, 18 Church Street, Wellington, Telford	8	0
W2008/0227	Land at, Urban Gardens, Wellington, Telford	2	0
W2017/0244	St Pauls Church, Aqueduct Road, Aqueduct, Telford	1	0
W2015/0618	Site of, 15 New Street, Dawley, Telford	1	0
W2015/0874	Land adjacent, 12 Jubilee Avenue, Donnington, Telford	1	0
W2014/0981	Swn Y Coed, Tibberton, Newport, TF10 8NN	1	0
W2015/0619	Land west of Cherrington Manor, Cherrington, Newport	1	0
W2017/1029	Land rear of 6 & 7 Blue House Barns, Chetwynd Road, Newport	2	0
W2017/0459	Woodcoat, Walton Avenue, High Ercall, Telford TF6 6AJ	1	0
W2016/1130	Lower House Farm, Waters Upton, Telford TF6 6PB	3	0
W2017/0346	Land adjacent 12 Tibberton, Newport	2	0
W2017/0547	Land adjacent, 332 Holyhead Road, Wellington, Telford	1	0
W2013/1038	The Quarry, Waters Upton, Telford TF6 6NP	1	0
W2016/0986	Eyton Hall, The Coach House, Eyton, Telford	1	0
W2018/0113	Land adjacent 12 Tibberton, Newport	1	0
W2014/0733	Land South of White House Farm, Cold Hatton, Telford	1	1
W2015/0469	Builders Yard and land adjacent Fair View, Stars Lane, Cold Hatton, Telford	2	0
W2015/0405	Heath House, 17 Middle Lane, Cold Hatton Heath, Telford TF6 6QA	1	0
W2018/0006	Land adjoining 19 Tibberton, Newport	1	0
W2016/1171	Site Of Meeson Hall, Meeson, Telford	6	0
W2017/0105	Garages between, 129 & 131 Crescent Road, Hadley, Telford	4	0
W2012/0493	Land To The Rear Of 26a-32, Mafeking Road, Hadley, Telford	4	0
W2008/0737	Manor Heights, Haybridge Road, Haybridge Road, Hadley, Telford	4	0
W2009/0546	5, Castle Street, Hadley, Telford	2	0
W2015/0225	Land South of, 52 Horton Lane, Horton, Telford	1	0
W2015/0662	11 - 13 Crown Street, Wellington, Telford TF1 1LP	2	0
W2012/0851	Land adjacent to, 34, Wellington Road, Horsehay, Telford	1	0
W2014/0182	1 Glendale, Lawley Village, Telford TF4 2PJ	1	0
W2011/0993	Land adjacent, 4 St Lukes Road, Doseley, Telford TF4 3BE	1	0
W2017/0395	Annexe, Hartfield House, Pool Hill Road, Horsehay, Telford TF4 3AS	1	0
W2013/0961	Garage/annex adjacent to, Laburnum Cottage, Woodlands Road, Ironbridge, Telford TF8 7QS	0	1
W2016/0091	Land adjacent The Old Toll House, High Street, Coalport, Telford	1	0
W2012/0485	Land Adjacent To, Humay, Hodge Bower, Ironbridge, Telford TF8 7QQ	1	0
W2015/0672	Site of Woodlands Farm, Beech Road, Ironbridge, Telford	2	0
W2015/0924	Land adjacent & rear of Benbrook, Strethill Road, Coalbrookdale, Telford	1	0
W2014/0772	Sutton Wood Farm, Sutton Bank, Coalport, Telford TF11 9NJ	1	3
W2014/0055	Crown Inn, 10 Hodge Bower, Ironbridge, Telford TF8 7QG	0	7
W2014/0212	The Grove Inn, Wellington Road, Coalbrookdale, Telford TF8 7DX	7	0
W2017/0908	27 High Street, Ironbridge, Telford TF8 7AD	1	0
W2013/0222	7 Oxford Street, Oakengates	0	1
W2013/0330	17 Vicar Street, Oakengates, Telford TF2 6BJ	1	0
W2014/0261	Land north of Industry Nightclub, off Chapel Street, Oakengates, Telford,	3	0
W2014/1058	Land rear of 8 Ketley Vallens, Ketley, Telford	3	0
W2015/0328	Land adjacent 40 Holyhead Road, Oakengates, Telford	1	1
W2016/0197	Site of The Stafford Arms, Main Road, Ketley Bank, Telford	6	0
W2015/0881	Site of 11 Queen Street, Madeley, Telford	1	2
W2018/0065	Land adjacent Police Houses, 2 Park Lane, Woodside, Telford	1	0
W2016/0237	Land to the rear and side of 71 High Street, Madeley, Telford	1	0
W2017/0486	Land rear of 53, Park Street, Madeley, Telford	1	0
W2017/0156	Site Of Hazeldene, 22 Moor Road, Dawley, Telford	2	0
W2016/0597	Site of Fernleigh, The Fields, Donnington, Telford	1	0
W2017/0232	Site of 68 Wellington Road, Muxton, Telford	2	0
W2017/0126	Site of Watling Street Farm, Grange Lane, Red Hill, Telford	8	0
W2016/0227	Land adjacent The Gables, 54 Stafford Road, Newport	2	0
W2014/0204	Land To The Rear Of, Nix Service Station, Forton Road, Newport TF10 7JR	7	0
W2017/0257	Site of 65 Forton Road, Newport	1	0
W2017/0095	1 & 2 The Maltings, Springfields, Newport TF10 7EZ	4	0
W2015/0510	Land adjacent & rear of 11 & rear of Gable End, 9 Granville Avenue, Newport	1	1
W2014/1076	Land rear of 28 Beaumaris Road, Newport	2	0
W2017/0599	Site of former Wrockwardine Wood Arts College, New Road, Wrockwardine Wood, Telford	8	0
W2012/0243	The Hollies, Priorslee Village, Telford TF2 9NW	1	1
W2012/0993	Land adjacent 80, Freeston Avenue, St Georges, Telford	2	0
W2013/0053	Land adjacent, 14 The Nabb, St Georges, Telford TF2 9BY	3	0
W2015/0116	Land adjacent, 2 Moss Road, Wrockwardine Wood, Telford	2	0

W2017/0169	32 Stafford Street, St Georges, Telford TF2 9JQ	0	0
W2014/0429	A B C Day Nursery, The Village School, Wrockwardine, Telford TF6 5DG	2	0
W2016/1143	Land adjacent Falcon House, New Works Lane, Little Wenlock, Telford	1	0
W2016/1179	Site of Millcroft, Walcot, Telford	1	0
W2010/0017	Land at, Isombridge Farm, Isombridge	1	0
W2014/0805	The Patch, Land opposite 4 High Point, Little Wenlock, Telford TF6 5BT	1	1
W2015/1037	Longdon Livery Centre, Tern Lane, Longdon On Tern, Telford TF6 6LN	1	0
W2010/0593	The Former Methodist Chapel, Chapel Terrace, Wrockwardine Wood	0	4
W2017/0437	The Second Club, 148 Trench Road, Trench, Telford TF2 7DU	3	0
W2008/0059	Tern Farm, Longdon on Tern	0	7
W2016/0763	New Farm, Roden Lane, Roden, Telford TF6 6BS	1	0
W2014/0205	Windynook, Holly Road, Little Dawley, Telford TF4 3JE	1	0
W2017/0086	Land adjoining St Lawrences Church, Preston upon the Weald Moors, Telford	0	0
W2015/0581	Land adjacent 9 Hillside, Lilleshall, Newport	1	0
W2016/0240	Land adjacent 9 Hillside, Lilleshall, Newport	1	0
W2014/0906	Land adjacent 57 Limekiln Lane, Lilleshall, Newport	1	0
W2016/1138	Land adjacent Middle Farm, Off Field Aston Lane, Newport	5	0
W2016/0767	Land adjacent Grangefields, Hay Street, Tibberton, Newport	2	0
W2016/0249	Land adjacent Grangefields, Hay Street, Tibberton, Newport	1	0
W2015/0628	Land North Of The Lilacs, Longwithy Lane, Edgmond, Newport	1	0
W2017/0118	Lightwood, Shrewsbury Road, Edgmond, Newport TF10 8HX	1	0
W2017/0407	Site of Pear Tree House, Waters Upton, Telford	3	0
W2017/0494	Land adjacent 44 Cherrington Road, Tibberton, Newport	1	0
W2017/0747	Land between Rose Green & Swn Y Coed, Tibberton, Newport	1	0
W2017/0421	Site of 62 Plantation Road, Tibberton, Newport	1	0
W2017/0920	Site of 211 Holyhead Road, Wellington, Telford	1	0
W2015/0734	Land adjacent Roden Hall, site of Llanhaven & The Bungalow, Roden Lane, Roden, Telford	3	0
W2015/0910	Land adjoining Waters Upton Village Hall, Waters Upton, Telford	4	0
W2017/0718	Site of Marycroft, Haygate Road, Wellington, Telford	1	0
W2017/0434	Site of Clifton Cottage, Hillside Road, Ketley Bank, Telford	1	0
TWC/2017/0976	Former Charlton Arms Hotel, 18 Church Street, Wellington, Telford	0	5
TWC/2015/0908	Barn at Hay House, 12 Tibberton, Newport	0	1
TWC/2016/0137	Site of 8 Greenfinch Close, Apley, Telford	0	1
TWC/2016/0485	The Old Rectory, Stirchley Village, Telford TF3 1DY	0	1
TWC/2016/0121	Site of, Tessant House, Dark Lane, Church Aston, Newport	0	1
TWC/2016/0186	Brockton Leasows Manor, Wellington Road, Lilleshall, Newport TF10 9AG	0	1
TWC/2017/0047	Site of Yew Tree Manor, Pave Lane, Newport	0	1
TWC/2017/0856	Moor Farm, Kynnersley Drive, Lilleshall, Newport TF10 9HT	0	1
TWC/2017/0748	Site of 24 Finger Road, Dawley, Telford	0	3
TWC/2017/0525	The Grove, 74 King Street, Dawley, Telford TF4 2AQ	0	1
TWC/2015/0491	Site of 13 Hamilton Road, Dawley, Telford	0	1
TWC/2016/0947	2 Southall, Dawley, Telford TF4 3NE	0	2
TWC/2015/0259	Former Lusaka, Church Road, Donnington, Telford	0	3
TWC/2017/0192	Site of 11 Queens Road, Donnington, Telford	0	1
TWC/2014/1134	Land opposite The Priory, Newport Road, Edgmond, Newport	0	1
TWC/2016/0973	Land rear of The Cottage, 2 Cheney Hill, Edgmond Road, Newport	0	1
TWC/2017/0425	Land between 1 - 2 Newtown & 66 Shrewsbury Road, Edgmond, Newport	0	1
TWC/2017/0479	Site of Crescent Farm, Waters Upton, Telford	0	1
TWC/2016/0923	Site of Long Lane Livery, Long Lane, Telford TF6 6HL	0	2
TWC/2017/0145	48 Shrewsbury Road, Edgmond, Newport TF10 8HX	0	1
TWC/2015/0392	Site of 34 Golf Links Lane, Wellington, Telford	0	1
TWC/2017/0001	Land rear of 3-7 Golf Links Lane, Wellington, Telford	0	4
TWC/2015/0403	Site of Rock Cottages, 10 Cold Hatton, Telford	0	1
TWC/2016/0351	Land adjacent 43 Hadley Park Road, Hadley, Telford	0	1
TWC/2017/0237	Site of 2 White Row, Horton Lane, Horton, Telford	0	3
TWC/2017/0473	Land adjacent, 32 Victoria Court, Hadley, Telford	0	1
TWC/2018/0002	Site of Jordans Yard, Haybridge Road, Hadley, Telford	0	1
TWC/2016/1074	The Birches, 57 Wrockwardine Road, Wellington, Telford TF1 3DA	0	-1
TWC/2017/0174	Site of 5 Church Street, Wellington, Telford	0	6
TWC/2015/1098	Site of former All Labour in Vain, Wellington Road, Horsehay, Telford	0	9
TWC/2017/0967	Site of Culverlea, Wellington Road, Horsehay, Telford	0	1
TWC/2017/0847	6-14 Horsehay Court, Horsehay, Telford TF4 3PU	0	8
TWC/2017/1048	Site of Lincoln Grange Nursing Home, Lincoln Hill, Ironbridge, Telford	0	1
TWC/2015/1153	Land Adjacent Old Wynd House, Crackshall Lane, Coalbrookdale, Telford	0	1
TWC/2016/0481	17 The Wharfage, Ironbridge, Telford TF8 7AW	0	1
TWC/2016/0838	Land adjacent Old School House, School Road, Coalbrookdale, Telford	0	1
TWC/2016/1038	Site of Severn Garage, The Wharfage, Ironbridge, Telford	0	2
TWC/2017/0390	Site of 7 Severn Bank, Ironbridge, Telford	0	1
TWC/2017/0653	Riversmead, Waterloo Street, Ironbridge, Telford TF8 7AA	0	1
TWC/2017/0840	The Horse and Jockey, Jockey Bank, Ironbridge, Telford TF8 7PD	0	1
TWC/2015/0719	Land between 29 & 33 Station Road, Ketley, Telford	0	1
TWC/2017/0005	Site of 5A Church Parade, Wombridge, Telford	0	1
TWC/2016/0739	Former 17-19 Stafford Road, Oakengates, Telford	0	4
TWC/2015/1122	Land between, 5 & 11 Leonard Street, Oakengates, Telford	0	2

TWC/2016/1025	Land adjacent 36 Quarry Lane, Red Lake, Telford	0	1
TWC/2015/0705	Land rear of 11, Wrens Nest Lane, Ketley, Telford	0	2
TWC/2017/0438	Site of Upway Cottage, 51 The Rock, Telford	0	1
TWC/2015/0857	Easy Care Products Ltd, Chapel Workshops, Park Lane, Old Park, Telford TF3 4TE	0	0
TWC/2016/0280	Site Of Orchard House, Princes End, Dawley Bank, Telford	0	1
TWC/2016/1079	Site of, 45 Clares Lane Close, The Rock, Telford	0	1
TWC/2015/0722	Site of Lee Dingle, 48 Lees Farm Drive, Madeley, Telford	0	1
TWC/2016/0407	Former Severn Valley Motorsport Ltd/Madeley Testing Station, Ironbridge Road, Madeley, Telford	0	8
TWC/2016/0438	Site of 21 Bridle Road, Madeley, Telford	0	7
TWC/2016/0702	5 Court Street, Madeley, Telford TF7 5EB	0	1
TWC/2017/0640	Site of Rainbow House, 78 New Road, Madeley, Telford	0	4
TWC/2015/1042	Land adjacent 50 Wellington Road, Muxton, Telford	0	2
TWC/2017/0824	2 New Street, Newport TF10 7AX	0	-1
TWC/2017/0008	Land rear of 86-88 Church Parade, Wombridge, Telford	0	4
TWC/2018/0011	The Alexandra Inn, 10 Slaney Street, Oakengates, Telford TF2 6ET	0	4
TWC/2017/0128	Land corner of Bank Way/Mossey Green, Ketley Bank, Telford	0	6
TWC/2017/0401	Land adjacent 8 Wrockwardine Road, Wellington, Telford	0	2
TWC/2017/0507	Site of Premier stores, Unit 1, Calcott, Stirchley, Telford	0	6
TWC/2014/0662	Brook Lodge, Arleston Lane, Arleston, Telford TF1 2JY	0	1
TWC/2017/0088	New Works Farm, New Works, Telford TF6 5BP	0	2
TWC/2014/1078	Orchard Field (opposite The Mount Guest House), Dawley Road, Arleston, Telford	0	1
TWC/2015/0915	Site of The Mill House, Walcot, Telford	0	1
TWC/2016/0551	Highbury Villa, Drury Lane, Rodington, Telford SY4 4RG	0	-1
TWC/2016/0685	Land between, 20, 22 Bratton Road, Bratton, Telford	0	5
TWC/2017/0575	Land North of Tansy Mead, Rodington Heath, Telford	0	1
TWC/2017/0572	Former Old Shawbirch Inn, Trench Road, Trench, Telford TF2 7DX	0	4
TWC/2016/0747	Site of 17-24 James Close, Trench, Telford	0	7
TWC/2016/0370	Lower Farm, Longford Road, Newport TF10 8LP	0	1
TWC/2016/0746	17-24 James Close, Trench, Telford TF2 7HH	0	-8
TWC/2017/0006	Site of 8 & 10 Shawbirch Road, Admaston, Telford	0	2
TWC/2017/0724	Land adjacent 82A Limekiln Lane, Lilleshall, Newport	0	1
TWC/2018/0110	Site of 84 Limekiln Lane, Lilleshall, Newport	0	1
TWC/2015/1151	Land opposite College Farm House, Mill Lane, Wellington, Telford	0	5
TWC/2014/1053	Site of Masonic Building, Constitution Hill, Wellington, Telford	0	4
TWC/2015/0506	Land adjacent, 39 Shawfield Close, Sutton Hill, Telford	0	1
TWC/2016/0954	Land East of Southall Play Area, Southall Road, Aqueduct, Telford	0	3
TWC/2017/0029	Land opposite 93 & 95 Ash Lea Drive, Donnington, Telford	0	4
TWC/2016/0709	Site of 72 Back Lane, Tibberton, Newport	0	1
TWC/2015/0950	Site of Honey House, Tibberton, Newport	0	2
TWC/2016/0365	Site of Sutherland Farm, Back Lane, Tibberton, Newport	0	8
TWC/2017/0965	Land north of Rose Green & Swyn-Y-Coed, Tibberton, Newport	0	1
TWC/2017/0836	Plot 2, Plantation Road, Tibberton, Newport TF10 8PD	0	1
TWC/2017/0499	Site of 64 Plantation Road, Tibberton, Newport	0	2
TWC/2017/0467	Site of 18 Crudgington, Telford	0	0
TWC/2017/0364	Site of 1 - 2 Newtown, Edgmond, Newport	0	1
TWC/2016/0285	Site of 17 Ercall Gardens, Wellington, Telford	0	1
TWC/2015/0220	Site of Roden Nurseries, Roden Lane, Roden, Telford	0	9
TWC/2016/0466	Site of 5 The Grove, Hadley, Telford	0	2
TWC/2015/1017	Land rear of 60 Castle Street, Hadley, Telford	0	1
TWC/2016/1163	Land adjacent 15 Manse Road, Hadley, Telford	0	2
TWC/2016/0221	Site of 25 Hadley Park Road, Hadley, Telford	0	1
TWC/2017/0744	Land between Hayes Meadow and Uppatree, 33 Horton Lane, Horton, Telford	0	5
TWC/2017/0261	Site of Greyfriars, Waterloo Road, Ketley, Telford	0	5
TWC/2017/0826	Land between Horton Farm, 35 & 36 Horton Lane, Horton, Telford	0	4
TWC/2017/0302	Land between Uppatree, 33 & Horton Farm, 35, Horton Lane, Horton, Telford	0	3
TWC/2016/0533	Site of Sundown, Old Office Road, Dawley, Telford	0	8
TWC/2014/0770	Land at Hartfield House, Pool Hill Road, Dawley, Telford	0	1
TWC/2016/0107	Former Concrete Works, Lightmoor Road, Lightmoor, Telford	0	0
TWC/2015/0488	Site of Oakleigh, Lawley Village, Telford	0	8
TWC/2015/1154	Site of The White Lion Inn, Holyhead Road, Ketley, Telford	0	2
TWC/2015/0629	Land Adjacent, 11 Withington Close, Oakengates, Telford	0	1
TWC/2017/0153	Site of The Wrens Nest, Wrens Nest Lane, Ketley, Telford	0	9
TWC/2017/0658	Land adjacent, 30 Hartley Close, Overdale, Telford	0	2
TWC/2017/0574	Land adjacent 34 Milners Lane, Dawley Bank, Telford	0	5
TWC/2016/0677	Site of Wrekin Pneumatics (Telford) Ltd/Wrekin Garden Machinery/Kleaning Equipment Western Ltd, Park Road, Dawley Bank, Telford	0	5
TWC/2015/0928	Land East of 21A St Michaels Close, Madeley, Telford	0	1
TWC/2015/0763	Land South West of Lodge Cottage, 1 Lodge Road, Donnington Wood, Telford	0	1
TWC/2017/0691	Site of 25 Copperfield Drive, Muxton, Telford	0	1
TWC/2016/1136	Site of 3 Forton Road, Newport	0	1
TWC/2016/1084	Site of The Acorns, Donnerville Gardens, Admaston, Telford	0	7
TWC/2017/0352	Land adjacent Rosehurst, Bridgnorth Road, Madeley, Telford	0	8
TWC/2017/0987	Site of Greenhigh, Lodgewood Lane, St Georges, Telford	0	1

TWC/2016/0654	Land rear of, 66 and 68 Stafford Road, Oakengates, Telford	0	1
TWC/2015/1006	Land to rear of Grove House, Grove Street, St Georges, Telford	0	1
TWC/2017/0367	Units 7 - 9, Gower Street Trading Estate, Gower Street, St Georges, Telford TF2 9HW	0	0
TWC/2015/1008	Former Garage, New Street, St Georges, Telford	0	6
TWC/2017/1056	Site of 32 Stafford Street, St Georges, Telford	0	0
TWC/2016/0052	Land adjacent The Bridge Inn, Wombridge Road, Trench, Telford	0	2
TWC/2015/0572	Site of Simply The Best Valeting, Plough Road, Wrockwardine Wood, Telford	0	5
TWC/2016/0799	Site of 11 & 11A Field Road, Trench, Telford	0	1
TWC/2014/1060	Land adjacent The Queens Head Car Park, Horton, Telford	0	0
TWC/2016/1078	Land adjacent 19 Aldermead Close, Admaston, Telford	0	8
TWC/2017/0092	Site of The Bungalow, Arleston Village, Arleston, Telford	0	3
TWC/2016/0682	Site of Village Farm, Preston Upon The Weald Moors, Telford	0	1
TWC/2018/0026	Site of Tessant House, Dark Lane, Church Aston, Newport	0	1
TWC/2017/0998	Site of 33 Portley Road, Dawley, Telford	0	1
TWC/2015/0582	Land adjacent 18 Cherrington, Cherrington	0	1
TWC/2015/0988	Site of 2 Sambrook, Newport	0	1
TWC/2017/0711	Land adjacent The Queens Head Car Park, Horton, Telford	0	0
TWC/2015/0455	Land adjacent to 28 Mill Lane, Kynnersley, Telford	0	3
TWC/2016/0180	Land adjacent Acorn Cottage, 36 Lawley Gate, Lawley, Telford	0	1
TWC/2018/0071	Site of 12 St Lukes Road, Doseley, Telford	0	3
TWC/2016/0529	Land adjacent 1 Station Road, Newport	0	1
TWC/2017/0766	Site of 1 The Oaklands, Springfields, Newport	0	1
TWC/2017/0931	Land rear of Mil-May, Lincoln Road, Wrockwardine Wood, Telford	0	1
TWC/2016/0738	Site of Holly Tree House, Allscott, Telford	0	1
W2015/0994	Land to the south of St Michaels Church, Waters Upton, Telford	8	0
	Ketley Community Recycling Centre (CRC), Whitchurch Drive, Telford TF1 5AB	0	4
	16A Market Square, Wellington, Telford TF1 1BU	0	1
	Former Stores, Village Way, Oakengates, Telford TF2 6TJ	0	1
TWC/2015/0599	7 Crown Street, Wellington, Telford TF1 1LP	0	4
TWC/2018/0009	11 Church Street, Wellington, Telford TF1 1DD	0	1
TWC/2015/0066	Former Dale End Garage Workshop, Dale End, Ironbridge, Telford	0	1
TWC/2016/0836	Site of 41 Riddings Close, Ketley, Telford	0	1
		<b>197</b>	<b>369</b>
		<b>Total</b>	<b>Total</b>
		<b>small</b>	<b>small</b>
		<b>sites U/C</b>	<b>sites</b>
			<b>NYS</b>



