



Telford & Wrekin
C O U N C I L

Telford & Wrekin Council

Annual Monitoring Report

For the year 1st April 2022 to 31st March 2023

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1 Introduction

1 Introduction

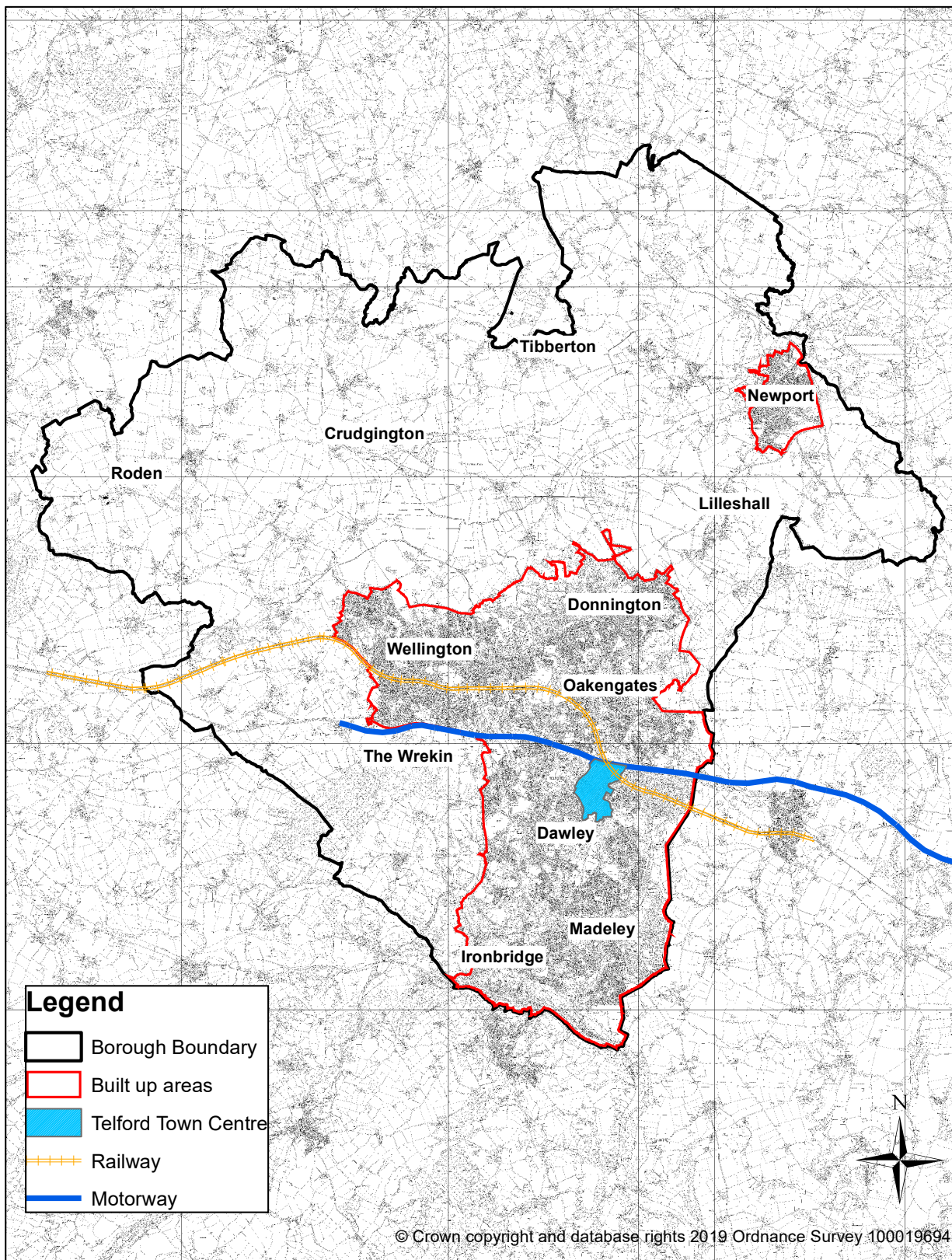
1 Introduction

1.0.1 The Annual Monitoring Report (AMR) reviews Plan-making progress and assesses the implementation of adopted planning policies for the Borough of Telford & Wrekin. This report covers the financial year of 1 April 2022 - 31 March 2023 unless otherwise stated. The AMR refers to policies in the Telford & Wrekin Local Plan 2011-2031 which was adopted in January 2018 and where possible, it sets out the monitoring data by the three Local Plan areas of Telford, Newport and the rural area, as defined on the Map of the Borough (Map 1).

1.0.2 The Council is required to make its AMR publicly available under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The AMR must be published at least annually and include information on progress with development plans and related activities. To aid monitoring, a set of indicators linked to the Local Plan objectives have been established. These indicators are set out in Appendix A of the Local Plan and are reported on in this report.

1.0.3 For further information on planning policy for Telford & Wrekin, please visit the Council's website⁽¹⁾.

Map 1 The borough



Telford & Wrekin

Drawn by: JB
14th July 2021

2 Housing

2 Housing

2 Housing

2.0.1 This section provides information related to the progress of housing delivery in Telford & Wrekin for the monitoring year 2022-2023.

2.1 Housing Completions and Commitments

2.1.1 Table 2.1 shows the rate of net housing completions during the Local Plan period since 2011. The information is split by Local Plan strategy area - Telford, Newport and the rural area.

Table 2.1 Housing Completions by Local Plan Strategy Area 2011-2023

	Telford	Newport	Rural Area	Total
2011-2012	622	82	16	720
2012-2013	589	14	4	607
2013-2014	788	39	15	842
2014-2015	946	87	41	1,074
2015-2016	1,031	204	20	1,255
2016-2017	944	175	29	1,148
2017-2018	802	201	64	1,067
2018-2019	1,127	136	82	1,345
2019-2020	944	5	42	991
2020-2021	684	34	99	817
2021-2022	1,099	167	207	1,473
2022-2023	1,308	227	197	1,732
Total	10,884	1,371	816	13,071

2.1.2 Recent years have continued to see a high delivery rate of new dwellings. In the year 2022-2023 there were 1,732 net dwelling completions with the majority delivered in the Telford built-up area.

2.1.3 Table 2.2 shows the housing commitments at the end of March 2023 which comprises of dwellings under construction and dwellings with planning permission but not started. There were 1,254 dwellings under construction with the majority being located in the Telford built-up area. On this basis it is not unreasonable to suggest that completions will continue to meet the Local Plan housing requirement for the Borough (864 dwellings per year) in the coming year.

2 Housing

Table 2.2 Housing commitments (under construction and not started) at March 2023

	Under construction	Not started
Telford	1,066	4,200
Newport	11	321
Rural	177	282
Borough total	1,254	4,803

2.1.4 The total number of dwellings not yet started at March 2023 was 4,803. The majority of this supply continues to be in Telford town. This is broadly consistent with the Local Plan distribution of housing across the borough.

2.1.5 Details of individual housing site completions and commitments for 2022 are provided in the appendices to this report.

Affordable Housing

2.1.6 Table 2.3 shows the amount and tenure of affordable homes completed by developers and transferred to registered provider control in the year 2022-2023. These figures include dwellings provided as part of an affordable housing schemes and also sites where a contribution was provided through a Section 106 legal agreement. It also captures housing secured through Homes England Grant.

Table 2.3 Affordable housing completions 2011-2023

Year	Total affordable housing completions per year
2011-2012	275
2012-2013	211
2013-2014	319
2014-2015	427
2015-2016	343
2016-2017	301
2017-2018	290
2018-2019	322
2019-2020	293
2020-2021	223
2021-2022	397

2 Housing

2

Year	Total affordable housing completions per year
2022-2023	368
Total 2011-2023	3,769

2.1.7 Table 2.3 shows that since the beginning of the Local Plan period in 2011 approximately 3,769 affordable dwellings have been delivered and transferred to Registered Housing Providers across Telford and Wrekin, an average of 314 dwellings each year.

2.2 Housing Land Provision 2023

2.2.1 The housing trajectory makes certain assumptions regarding existing and future land supply based on the housing sources in Table 2.4. It is assumed that the residual supply in Table 2.4 will come forward during the plan period; this target has reduced in recent years through the delivery of new sites. Given the inclusion of non-implementation rates on future sources of supply, as detailed in Table 2.4, this is considered to be a worst-case scenario and it is likely that overall housing land supply, including from site allocations, will be sufficient to deliver the housing requirement.

2.2.2 Details of individual site completions and commitments for 2022-23 are in the appendices to this report.

2 Housing

Table 2.4 Housing land provision for the borough 2011-31 (at 31 March 2023)

		Gross	Net
A	Net completions (2011-23)		13,701
B	Dwellings with planning permission (under construction)		1,254
C	Dwellings with planning permission (not started)	4,803	
D	Less 20% allowance for non-implementation	961	3,842
E	Total existing supply (A+B+D)		18,167
F	Supply from resolution to grant sites		0
	Less 20% allowance for non-implementation		0
G	Telford & Wrekin Local Plan site allocations	250	
	Less 20% allowance for non-implementation		200
H	Windfall allowance (sites 0.1 ha or less)		210
I	Total future supply (F+G+H)		410
J	Total housing land provision (2011-2031) (E+I)		18,577

2.2.3 The Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against its housing requirement. The purpose of the five year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in the Telford & Wrekin Local Plan for the next five years

2.2.4 The Council prepares a statement each year setting out its housing land supply position over the next five years. The annual statement clarifies the methodology and assumptions used and these are based on national planning policy and guidance. The 2022 Housing Land Supply Statement demonstrates that the Council has in excess of a five year housing land supply and can be viewed on its website ⁽²⁾.

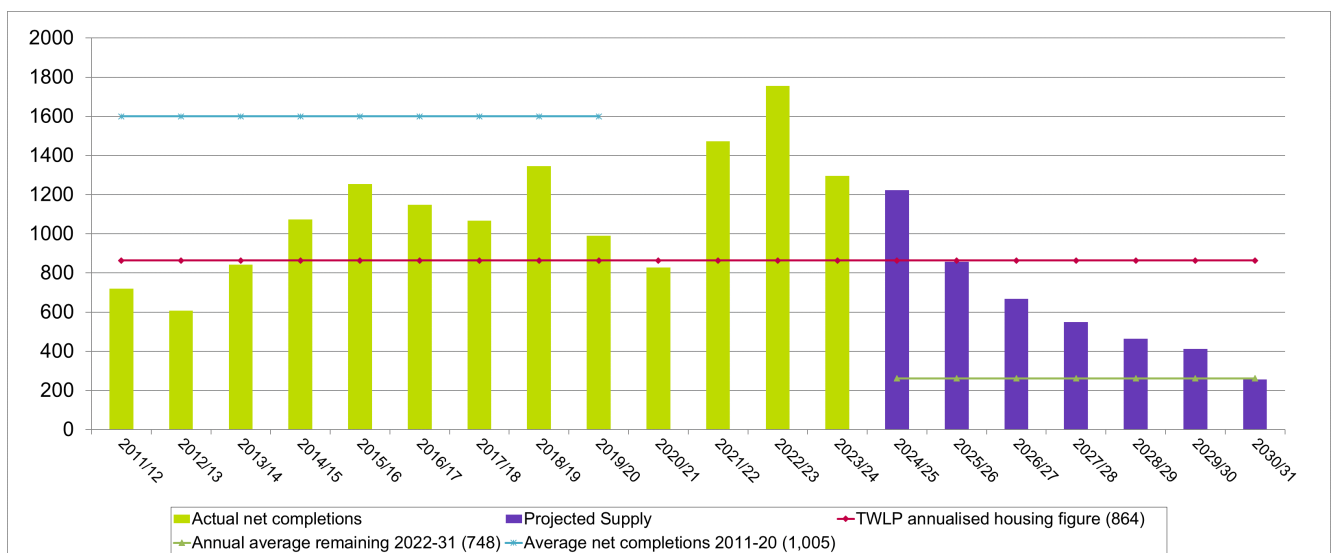
2.3 Housing Trajectory

2.3.1 The housing trajectory assumes a level of supply necessary to deliver the Local Plan housing requirement of 17,280 net new dwellings by 2031. The figure below illustrates the number of completions that could be expected during the remainder of the plan period, projected forward from the end of March 2023. The performance against target measure illustrates the likely progress towards achieving the planned level of growth over the plan period.

2.3.2 The period covering 2023 to 2027 has been informed by an assessment of the likely delivery from identified sites as part the Council's five year housing land supply update (see Table 2.4). Housing delivery is expected to exceed the annual requirement for the foreseeable future. The latest position demonstrates there is a robust housing land supply.

2.3.3 The housing trajectory makes certain assumptions regarding existing and future land supply. This includes a notional supply from other sources that helps towards achieving the housing requirement. The calculations have been made on the assumption that, beyond a small allowance for windfall housing coming forward (equivalent to 30 dwellings per year over eight years) no additional land on unallocated sites (without planning permission) will come forward before 2031. Consequently, this is considered to be a worst-case scenario and it is likely that overall housing land supply, including from site allocations, will be sufficient to deliver the housing requirement.

Picture 1 Photo 1: Housing Trajectory



2.4 Gypsies and Travellers

2.4.1 The Gypsy and Traveller Accommodation Assessment for Telford & Wrekin (2014) identified the following net need over the plan period to 2031:

- 32 permanent pitches; and
- 11 transit pitches.

2.4.2 There have been no additional planning applications for gypsy and traveller accommodation during the 2022-2023 monitoring year.

3 Economy

3 Economy

3.0.1 The information and data set out in this section has been obtained from planning application monitoring and from the Office for National Statistics through their NOMIS website ⁽³⁾.

3.1 Retail and Town Centres

Town Centre Health Check

3.1.1 The Council monitors the proportion of vacant street level property and the following table summarises the key findings for the town centres and high streets of Telford and Newport. The survey area is based on the information in the Retail & Leisure Capacity Study and Health Check (2014) available on the Council's website ⁽⁴⁾.

3.2 Tourism

Tourist Developments

3.2.1 No additional tourist developments were completed in the 2022-2023 monitoring year.

Hotel Bed Spaces

3.2.2 Overall there has been a net increase in the number of hotel bed spaces during the plan period. The overall net increase is expanding the leisure, tourism and business visitor offer and supporting Destination Telford.

3.3 Youth Employment

3.3.1 On a monthly basis the Office for National Statistics (ONS) publish a range of labour market data via their NOMIS website ⁽⁵⁾.

3.3.2 The youth employment profile is largely based on data published via NOMIS and summarises the key messages and trends for Telford and Wrekin around youth employment.

3 <http://www.nomisweb.co.uk/>

4 https://www.telford.gov.uk/info/20452/research_and_information/551/retail

5 www.nomisweb.co.uk

4 Natural Environment

4 Natural Environment

4 Natural Environment

4.1 Public Open Space

4.1.1 The Council monitors the provision of new public open space in the borough from major developments each year. Provision is made either through a Section 106 legal agreement or another measure.

4.1.2 Policy NE4 in the Local Plan requires major development to provide and/or contribute to the provision of multi-functional open space which serves and meets the needs of the development as well as local and wider needs. All major developments therefore contribute to public open space provision, with a preference for on-site provision in most situations.

4.1.3 For the 2022-2023 monitoring year a total of £76,969.99 developer contributions was secured for offsite recreational uses, where applicants paid funds to the Council for public open space provision elsewhere in the borough in lieu of on-site provision. This figure is mainly providing improvements to the quality of the existing provision rather than providing new public open space (although there are some occasional exceptions).

4.2 Local Green Spaces in Neighbourhood Development Plans

4.2.1 One of the Local Plan monitoring indicators is the number of local green spaces delivered in neighbourhood development plans. The local green space designation allows communities to identify and protect green areas of particular importance to them. There has been one new neighbourhood plan brought into force during 2022-23.

4.3 Strategic Landscapes

4.3.1 Policy NE7 in the Local Plan designates two strategic landscapes in Telford, at Wrekin Forest and Weald Moors. The policy states that the Council will protect the borough's strategic landscapes from development which would cause detrimental change to the quality of the landscape. No planning applications were refused on design grounds in the strategic landscapes during 2022-2023.

4.4 Sites of Special Scientific Interest

4.4.1 There are eight Sites of Special Scientific Interest (SSSI) in the borough covering 517 ha of land. The condition of SSSI's is monitored by Natural England. 59% of the SSSI are in a favourable condition.

4.5 Local Wildlife Sites and Local Geological Sites

4.5.1 There are 70 Local Wildlife Sites and 24 Local Geological Sites in the borough. These sites are a mixture of private and public ownership.

4.5.2 Of the 70 Local Wildlife Sites, 31 are appropriately managed, similar to 2020. The test for appropriate management is that more than 50% of the area of the site has a site management plan, is in a relevant agri-environment or woodland grant scheme or has received, and is known to be acting on, management advice (for example, from Shropshire Wildlife Trust). 28 sites which are appropriately managed in the borough are owned by Telford & Wrekin Council and managed either by the Council directly or through a management agreement with Shropshire Wildlife Trust, or a long term lease with Severn Gorge Countryside Trust. Three privately owned

4 Natural Environment

sites are also appropriately managed. The remaining 19 sites are in private ownership and their management status is largely unknown. The Council will engage with private landowners as and when the opportunity arises.

4.5.3 There are 24 Local Geological Sites - 14 of which are appropriately managed, similar to 2020. The test for appropriate management is where Shropshire Geological Society has visited the site within the last five years, deemed the notable features to be in good condition and/or provided the owner with formal advice which is being acted upon. Shropshire Geological Society is working hard to secure access to these sites, and to establish relationships with landowners to achieve suitable management.

4.5.4 A total of 60% of Telford & Wrekin's Local Sites (wildlife and geological sites) are appropriately managed. This is a significant achievement given that the national average when last published by Defra was 48% ⁽⁶⁾. The high number of sites being appropriately managed for nature conservation and geological heritage is largely due to the unique nature of Telford as a New Town where areas of land are owned by the Council. Several Local Sites are also Local Nature Reserves (or in the process of being declared LNR) and engagement with community volunteer groups, Shropshire Wildlife Trust and the Severn Gorge Countryside Trust is high and achieves excellent results for biodiversity and geodiversity.

4.5.5 The Council recognises the importance of locally valued green spaces and has identified 200 Green Guarantee Sites which include a mix of allotments, amenity spaces, formal parks and woodland. The Council is investing in improving the value of these sites.

6 Nature Conservation: Local Sites in Positive Conservation Management in England, 2008/09 to 2017/18 Published by Defra January 2019

5 Community

5 Community

5 Community

5.1 Sports & Leisure Facilities

5.1.1 One of the Local Plan objectives is to enable healthier lifestyles and improve the health and well-being of the population. The Local Plan monitors use of Council-owned sports and leisure facilities.

5.2 Mortality Rates

5.2.1 The age-standardised mortality rate in 2020 for Telford & Wrekin was 1,155.4 persons per 100,000 population (Office for National Statistics). This is above the 2019 figure of 1,029 persons and the Local Plan baseline figure of 1,084.5 persons in 2013. It is above the West Midlands figure of 954.0 and the England figure of 918.0 persons per 100,000 population for 2019.

5.3 Index of Multiple Deprivation

5.3.1 The most recent set of results from the Index of Multiple Deprivation was in 2019. There were 18 Lower-layer Super Output Areas (LSOA) in the 10% most deprived wards in the borough, in the following wards: (Brookside x2, College, Madeley & Sutton Hill x4, Dawley & Aqueduct x2, Donnington, Hadley & Leegomery, Malinslee & Dawley Bank x3, Woodside x4). This is an increase of three LSOA from the results of the 2015 Index.

5.4 Community Facilities

5.4.1 The NPPF advises local planning authorities to plan positively for the delivery of social and cultural facilities for the community's needs and to guard against their loss. The Telford & Wrekin Local Plan monitors any losses in community facilities.

5.4.2 The Local Plan defines 'community facilities' as:

- Pre-school, primary, secondary and further education facilities;
- Healthcare facilities such as GPs and health centres;
- Emergency services (police, fire and ambulance);
- General facilities such as community centres and halls and other spaces where community groups can meet;
- Places of worship, cemeteries and crematoria;
- Sports and leisure facilities, including the arts, cinemas and performance spaces; and
- Libraries.

5.5 Schools

5.5.1 The Local Plan has an objective to enhance the borough's education and training facilities. The Local Plan monitors the number of schools built during the plan period. During the 2023-24 survey period there have been no new schools built in the borough.

5.6 Qualifications

5.6.1 The ONS Annual Population Survey states that between the period of January 2020 - December 2020 51.7% of the borough has a National Vocational Qualification (NVQ) Level 3 or above. This is below the West Midlands rate of 56.8% for the same period, and below the England rate of 61.4%. The Telford & Wrekin figure is an increase from 2011 when 42.8% of residents had an NVQ Level 3 or above.

5.7 Secure by Design Award

5.7.1 One of the Local Plan objectives is to support the creation of safe and secure environments. The Local Plan monitors the number of Secure by Design schemes awarded. This is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

5.8 Sheltered Housing Units

5.8.1 The Local Plan monitors the number of sheltered housing units, under Class C2 - residential institutions, delivered. Below lists residential care schemes completed during the 2022-2023 survey year.

- Sheltered housing units granted permission during 2022-2023.
- TWC/2021/0990 Change of use from C3(Dwellinghouse) to C2 (Residential Care Home)
- TWC/2021/0796 Erection of an extra care facility containing 70no. affordable self-contained apartments (Use Class C2) and associated communal and public facilities with associated access, car parking and landscaping.
- TWC/2023/0019 Change of use of business premises for the delivery of disability specific support for children, young people and adults (Use Class C2) to residential Use Class C3)

6 Connections

6 Connections

6 Connections

6.1 Highways Improvements

6.1.1 The Council monitors the funding secured for highways improvements across the borough.

6.2 Travel

6.2.1 As with the previous AMR the Council monitors the population travelling to work by different transport means through the 2021 Census. At the last Census 3.6% of the borough travelled to work by train, light rail, tram, bus, minibus or coach. 54.3% of the borough population travelled to work by car or van, including passengers.

6.3 Broadband

6.3.1 The Local Plan has an objective to enhance broadband and mobile networks across the borough. Superfast Telford is a £5.6m programme jointly funded by Telford & Wrekin Council, Broadband Delivery UK (BDUK) and delivery partners BT. The project will enable more than 9,000 residents and businesses that cannot currently access faster fibre broadband to be able to do so through an open access network of Internet Service Providers.

6.3.2 The Local Plan baseline figure was 86% of the borough having fibre broadband. The latest position is that 98.47% of the borough has access to Superfast broadband (based on speeds of 24 mbps or greater). If the European standard of 30 mbps or greater is applied, 98.3% of the Borough has access to Superfast broadband.

6.4 Telecoms

6.4.1 The Local Plan monitors mobile networks across the borough. During the 2022-2023 monitoring year there have been no new applications for new telecoms apparatus in the rural area of the borough.

7 Built Environment and Heritage

7 Built Environment and Heritage

7 Built Environment and Heritage

7.1 Heritage

7.1.1 Telford & Wrekin benefits from a rich and diverse heritage. This includes the Ironbridge Gorge World Heritage Site, urban conservation areas of Newport, Wellington and Horsehay, rural conservation areas in Edgmond, High Ercall and Wrockwardine together with several listed buildings, locally listed buildings, scheduled monuments and archaeological features. The historic environment is important not only for its historical significance but also in its contribution to community identity, education and environmental quality.

7.1.2 The Local Plan heritage objective is to safeguard the character and setting of the borough's built and natural heritage, including Ironbridge Gorge World Heritage Site and the Wrekin. The Council has prepared conservation area character appraisals and management proposals; a summary is provided in Table 7.1. Over 86% of the conservation areas (over 96% in terms of area) are both in place. The Newport conservation area character appraisal is forthcoming.

Table 7.1 Conservation areas in Telford and Wrekin (status as of March 2023)

Conservation area	Hectares	Character appraisal	Management proposals
Edgmond	24.2	Yes	Yes
Newport	22.4	No	No
Wrockwardine	26.9	Yes	Yes
High Ercall	9.5	Yes	Yes
Wellington	8.2	Yes	Yes
Horsehay	25.1	Yes	Yes
Severn Gorge	417.9	Yes	Yes
Borough	534.2	-	-

8 Environmental Resources

8 Environmental Resources

8 Environmental Resources

8.1 Renewable Energy

8.1.1 The Local Plan recognises and promotes sustainable planning through both passive design (such as accessible locations, layout, building orientation and energy efficiency) and promotes active (such as the use of photovoltaic panels) measures. Development which has involved the delivery and use of renewable energy forms part of this objective. The Council also runs its own solar farm at Wheat Leasows.

8.2 Minerals

8.2.1 Shropshire Council and the borough of Telford & Wrekin are combined as a single sub region for the purpose of aggregates supply. The Government requires that minerals planning authorities should plan for a steady and adequate supply of aggregates.

Primary aggregates

8.2.2 The majority of aggregate production takes place in the area administered by Shropshire Council. There are no sand and gravel workings at present in Telford & Wrekin, but there is crushed rock from a site at Leaton, west of Wellington. The site contributes about a quarter of the annual sales. Both administered areas contain facilities where construction, demolition and excavation waste is recycled to produce aggregates. Headline performance data for 2020-2021 was unavailable at the time of publication and an update will be provided in the 2022 AMR. Please refer to the 2019 AMR for the most recently published data.

Secondary and recycled aggregates

8.2.3 Figures for secondary and recycled materials used as aggregates are currently only collected nationally and sub-nationally. The most recent information indicates that 4.37 million tonnes of construction and demolition waste was generated in Shropshire, Staffordshire and Telford & Wrekin in 2005 (Survey of Arising and Use of Alternatives to Primary Aggregates in England [CLG 2007]). Limited information is available for Shropshire and Telford & Wrekin specifically.

Minerals safeguarding policy

8.2.4 Policy ER2 in the Local Plan protects areas of minerals resources from unnecessary sterilisation by other development, subject to certain criteria. No applications were approved during the 2022-2023 monitoring year that were contrary to the policy.

8.3 Waste

8.3.1 Table 8.3 summarises the amount of municipal waste arising in the borough of Telford & Wrekin until 2020.

8 Environmental Resources

Table 8.1 Amount of municipal waste arising in Telford & Wrekin

	Year	Landfill	Incineration with EfW*	Incineration without EfW*	Recycled/composted	Other	Total waste arisings
Amount of waste arising in tonnes	2007	56,153.80	0	0	29,727.07	0	85,880.87
	2008	63,216.15	122.83	0	30,214.81	0	93,553.79
	2009	56,693.18	89.83	0	31,560.96	0	88,343.97
	2010	54,390.18	61.44	0	35,064.21	0	89,519.99
	2011	51,520.03	58.74	0	37,103.94	0	88,682.71
	2012	50,589.32	82.31	0	35,346.84	0	86,018.47
	2013	46,819.80	196.63	0	34,995.94	0	82,110.39
	2014	45,479.54	74.28	0	36,733.24	0	82,287.06
	2015	44,180.63	745.71	0	37,975.10	0	82,901.44
	2016	44,411.85	1,279.56	0	38,742.09	0	84,433.50
	2017	23,955.84	21,295.74	0	38,326.31	0	83,577.89
	2018	1,120.57	41,535.62	0	34,797.40	0	77,453.59
	2019	1,541.22	40,933.28	0	37,584.99	0	80,059.49
2020	1,250.53	39,376.62	0	40,126.01	0	80,753.16	

* - EfW is energy from waste, for example as electricity or heating.

8.3.2 The recycled/composted column includes the re-use figure. Since 2007 the amount of waste sent to landfill has fallen whilst the amount of waste recycled, re-used or composted has increased. Please note the large change in landfill and incineration tonnages for 2017 onwards was due to Veolia taking over waste transportation and as a general rule they incinerate general waste rather than taking it to a landfill. Local incineration is mainly provided by sites in Shrewsbury and Staffordshire.

8.4 Water Quality and Flood Risk

8.4.1 The National Planning Policy Framework (NPPF) states that inappropriate development in flood risk areas should be avoided by directing development away from areas of highest risk, but where development is required making it secure without increasing flood risk elsewhere. The Environment Agency provide advice on applications related to flood risk or water quality via their website.

8.4.2 In the borough of Telford & Wrekin, no planning permissions were granted during the 2022-2023 monitoring year which were contrary to Environment Agency advice on flood risk or water quality.

8.4.3 The Council acknowledges that the Environment Agency state that planning application reference TWC/2017/0569 was permitted contrary to the Environment Agency's advice. However, this application remains open without a decision. Following initial concerns raised by the Environment Agency, the developer submitted further details which the Environment Agency have supported subject to conditions.

8 Environmental Resources

8.5 Agricultural Land Quality

8.5.1 The Local Plan has an objective to minimise the impact of new development on natural resources and encourage their efficient use, retaining high quality soil and best and most versatile agricultural land. During the 2022-2023 monitoring year no planning applications were refused on the grounds of agricultural land quality.

9 Development Plan Documents

9 Development Plan Documents

9 Development Plan Documents

9.0.1 The Council's development plan at March 2023 comprised the following documents:

- Telford & Wrekin Local Plan (2018);
- The Madeley neighbourhood development plan (2015);
- The Waters Upton neighbourhood development plan (2016);
- The Edgmond Parish neighbourhood plan (2018);
- The Newport neighbourhood development plan (2018);
- The Lilleshall Parish neighbourhood plan (2018);
- Donnington and Muxton Neighbourhood Plan (2022);
- Ercall Magna Parish Neighbourhood Plan (2023);
- Tibberton and Cherrington Neighbourhood Plan (2021)

9.0.2 The Council will also prepare new Supplementary Planning Documents (SPDs) to support the Local Plan. No SPD's were adopted this year.

9.1 Local Development Scheme

9.1.1 The Local Development Scheme (LDS) explains which planning policy documents make up the Telford & Wrekin Development Plan and is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended). The LDS identifies which development plans will be produced, in which order and when.

9.1.2 The current LDS is available on the Council's website⁽⁷⁾.

7 http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/542/local_development_scheme

10 Duty to Cooperate

10 Duty to Cooperate

10.0.1 Under Section 110 of the Localism Act 2011 Councils and public bodies have a legal duty to 'engage constructively, actively and on an ongoing basis' in the preparation of Local Plan documents, including in the preparation of evidence to underpin these documents. The NPPF states that local planning authorities are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.

10.0.2 The Council engaged constructively, actively and on an on-going basis in the preparation of the Local Plan and met the duty to cooperate. It has, and continues to, engage with immediate neighbouring authorities, the West Midlands region and other relevant bodies in order to address specific strategic matters. Examples include joint working in respect of the Ironbridge Gorge World Heritage Site and the Shropshire Hills Area of Outstanding Natural Beauty, as well as co-operation with bodies such as Natural England and the Environment Agency in respect of specific Local Plan issues such as biodiversity, waste and water planning and flood risk assessment.

11 Appendices

11 Appendices

11.0.1 The following appendices provide the sources of data which inform the tables included in this report. Please note that more recent planning application references with the TWC prefix are reverted back to W prefix. For example, TWC/2014/0001 becomes W2014/0001.

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

Status	Site Address	Parish	Ward	Local Plan Area	Permission Type	Application details	Reference	Validation date	Decision date	Reference	Validation date	Decision date	Total Net Dwellings	All previous completions (up to and including last year - 2022)	Open market dwellings completed 01.04.2022 - 31.03.2023	Affordable dwellings completed 2022-2023	Dwellings under construction at 31.3.2023	Total Net Dwellings not started at 31.3.2023
Committed	Land between, Castle Farm Way and A5, Priorslee, Telford	St. Georges and Priorslee	Priorslee	Telford	Outline permission/Reserved	Outline application for up to 1,100 dwellings, a commercial/employment centre (use classes B1a, A1, A2, A3, A4 and C3), retention 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 D2 (community building) a retirement village, with strategic landscaping, attenuation areas, opens space, highways and other associated infrastructure with detailed approval for access arrangements from Castle Farm Way (A4640) and Watling Street (A5) with all other matters reserved	TWC/2014/0980	05/11/2014	26/10/2016	TWC/2019/0864	18/10/2019	19/03/2021	1100	0	0	0	0	494
Committed	Lawley Village Phase 11 (Land at Lawley, Telford, Shropshire) address on interactive map.	Lawley and Overdale	Lawley	Telford	Reserved Matters	Reserved Matters application pursuant to Outline planning permission TWC/2010/0828 for the erection of 600no. dwellings (Use Class C3), public open space, associated drainage and infrastructure, together with details of layout, scale, appearance and landscaping	TWC/2020/0047	24/03/2021	15/02/2022	TWC/2010/0828	22/01/2020	tbz	600	0	0	0	0	600
Completed	Lawley Phase 8, Lawley, Telford	Lawley and Overdale	Lawley	Telford	Outline permission / reserved matters	Reserved Matters application for 561 dwellings including details for landscaping, layout, appearance, siting, access and parking (Incorrect app detail)	W2004/0980	18/08/2014	21/10/2005	TWC/2015/0233	11/06/2015	31/07/2015	561	475	86	0	0	0
U/C	Land between, Castle Farm Way and A5 (Phase 1), Priorslee, Telford	St. Georges and Priorslee	Priorslee	Telford	Reserved Matters	Reserved matters application for the erection of 455no. dwellings, associated infrastructure and Public Open Space including details for appearance, landscaping, layout and scale pursuant to outline application TWC/2014/0980	TWC/2019/0864	18/10/2019	19/03/2021				455	0	56	25	53	321
U/C	Land corner of Redhill Way/A5, Redhill, Telford	Donnington and Muxton	Muxton	Telford	Outline permission	Outline planning application with access for up to 450 dwellings, retail development consisting of up to 600 sq.m and a Public House of up to 800 sq.m with some matters reserved (correct)	TWC/2015/0728	11/08/2015	01/11/2017	TWC/2020/0879	19/10/2020	25/03/2021	450	0	4	32	130	284
U/C	Maxell Europe Ltd, Hortonwood, Telford Phase 2	Hadley and Leegomery	Apley Castle	Telford	Reserved Matters	Reserved Matters application (Appearance, Landscaping, Layout and Scale) for 375 dwellings, garages, new footpath and cycle routes pursuant to TWC/2017/1014 (Outline application for the erection of a mixed use development comprising of up to 495no. dwellings (Use Class C3), a local centre (Use Class A1) and public open space with associated access and landscaping following the demolition of existing factory (All other matters reserved)	TWC/2014/0746	11/12/2014	30/09/2015	TWC/2021/0885	14/09/2021	14/12/2021	375	0	30	0	90	255
U/C	Lawley Phases 5 & 9, Lawley	Lawley and Overdale	Lawley	Telford	Outline permission / reserved matters	Reserved matters application for the erection of 362no. dwellings with access, appearance, landscaping, layout and scale pursuant to outline application TWC/2010/0828	TWC/2010/0828	23/12/2010	13/12/2011	TWC/2018/0601	20/07/2018	29/03/2019	362	261	57	0	25	19
U/C	Castle Farm Way, Priorslee	St. Georges and Priorslee	Priorslee	Telford	Full permission	Erection of 395 no. dwellings with creation of accesses, internal roads, associated infrastructure, landscaping and open space	TWC/2017/0941	21/11/2017	20/08/2018				344	0	174	0	141	29
Committed	Land West of Station Road Newport Shropshire	Chetwynd Aston and Woodcote, Church Aston, Newport	Church Aston and Lilleshall, Newport South	Newport	Full Planning	Erection of 301no dwellings with associated access open space landscaping and drainage and ancillary infrastructure and ground remodelling*** AMENDED PLANS AND INFORMATION IN RESPECT OF DRAINAGE (INCL. FINISHED FLOOR LEVELS) NOISE IMPACT ASSESSMENT ECOLOGY HIGHWAYS (INCL. TRANSPORT ASSESSMENT) SITE LAYOUT LANDSCAPING PUBLIC OPEN SPACE AND RECREATION PROPOSALS TREE/ARBORICULTURAL PROPOSALS AND INTRODUCTION OF NEW HOUSING TYPES (INCL. BUNGALOWS) RECEIVED***	TWC/2021/0795	06/08/2021	12/05/2022			29/03/2019 - incorrect 02/03/2011 - Correct	301	0	0	0	0	301
Committed	Land North East of Stirchley Interchange Nedge Hill Telford Shropshire	Hollinswood and Randlay, Madeley, Stirchley and Brookside	The Nedge, Madeley and Sutton Hill	Telford	Reserved Matters	Reserved matters application for the erection of 299no. dwellings with all supporting infrastructure including new roundabout access internal road and footpath network. SuDS features open space and landscaping (including LEAP NEAP and MUGA) substations and foul pumping station pursuant to outline permission TWC/2020/1056 including access appearance landscaping layout and scale in relation to Phase 1 and Phase 2 of the development***AMENDED APPLICATION SITE BOUNDARY/PLANS***	TWC/2022/0796	12/10/2022	30/03/2023				299	0	0	0	0	299
Completed	Land to the North of Haygate Road, Wellington, Telford	Wellington Wrockwardine	Haygate & Park	Telford	Outline permission / reserved matters	Reserved matters application for the erection of 289no. dwelling including details for appearance, landscaping, layout and scale pursuant to outline application TWC/2013/1033	TWC/2013/1033	20/12/2013	15/04/2016	TWC/2017/0643	17/08/2017	22/03/2018	289	259	30	0	0	0
U/C	Former British Sugar site (Phase 2) Allscott, Telford, Shropshire	Wrockwardine	Wrockwardine	Rural	Outline/reserved matters	Reserved matters application pursuant to outline application TWC/2014/0113 (Erection of 470 dwellings) for the erection of 269no. dwellings (Phase 2) including details of appearance, landscaping, layout and scale	TWC/2014/0113	19/05/2014	09/05/2016	TWC/2022/0324	08/04/2022	30/08/2022	269	0	0	0	64	205
Completed	Lawley Phase 7, Lawley, Telford	Lawley and Overdale	Lawley	Telford	Outline permission / reserved matters	Reserved Matters application for 267 dwellings including details of landscaping, layout, appearance, siting, access and parking	W2004/0980	18/08/2004	21/10/2005	TWC/2016/0660	22/07/2016	10/11/2016	267	264	3	0	0	0
U/C	Land North/East of Lodge Road Caravan Site Donnington Wood Way Donnington Wood Telford Shropshire	Donnington and Muxton	Muxton	Telford	Full Planning	Erection of 233 dwellings 76 unit care home (Use Class C2) including Community Hub (Use Class E(b)) 20 unit supported accommodation areas of public open space and LEAP access drainage and associated works	TWC/2021/0046	08/01/2021	06/08/2021				233	0	9	19	151	54
Completed	Priorslee East, Off Gatcombe Way/Tork Road/Hereford Drive/Lambeth Drive, Priorslee, Telford	St. Georges and Priorslee	Priorslee	Telford	Outline permission / reserved matters	Reserved matters application for the erection of 220no. dwelling including details for access, appearance, landscaping, layout and scale pursuant to outline application TWC/2012/0530	W2002/1421	23/12/2002	13/07/2009	TWC/2017/0347	26/04/2017	10/08/2017	220	165	55	0	0	0
U/C	The Woodlands Phase 3 Lightmoor Village Telford Shropshire - incorrect	Dawley Hamlets The Gorge	Horsehay and Lightmoor	Telford	Reserved Matters	Reserved matters application for the erection of 202 no. dwellings with layout scale appearance access and landscaping in pursuant to outline permission W2007/0456				TWC/2020/0342	17/04/2020	16/11/2020	202	0	2	5	60	135
U/C	Former British Sugar site, Allscott, Telford	Wrockwardine	Wrockwardine	Rural	Outline permission / reserved matters (Phase 1 - 200 dwellings) - TWC/2019/0827 - reserved matters app	Outline application for up to 470no. dwellings (Use Class C3), a primary school (D1), a commercial area (B1), clinic and health centres (D1), retail units (A1), financial and professional services (A2), restaurant and cafes and/or hot food takeaways (A3 and A5) with associated allotments, sport and recreational facilities, open space, biodiversity enhancement and access (All other matters reserved)	TWC/2014/0113	19/05/2014	09/05/2016	TWC/2019/0827	10/10/2019	16/01/2020	201	89	70	20	22	0
Committed	Charlton School, Severn Drive, Dothill	Wellington	Dothill Shawbirch	Telford	Outline permission	Outline planning application for up to 200 no. dwellings, retention of the existing sports hall building for community uses (Use Class D2) with associated access, car park, public open space, landscaping, attenuation areas and associated infrastructure (amended description).	TWC/2018/0701	24/08/2018	29/01/2020	TWC/2021/0897	06/09/2021	11/05/2022	200	0	0	0	0	200
U/C	Phase 1a, Lawley, Telford, Shropshire.	Wellington	Shawbirch & Dothill	Telford	Outline permission / reserved matters	Reserved matters application for the erection of 187no. dwellings including details for access, appearance, landscaping, layout and scale pursuant to outline application TWC/2010/0828	W2004/0980	18/08/2004	21/10/2005	W2006/1005	07/08/2006	08/02/2007	187	78	35	11	63	0
Committed	Land at Hadley Quarry Hadley Road Hadley Telford Shropshire	Hadley and Leegomery	Hadley and Leegomery, Oakengates and Ketley Bank	Telford	Full Planning	Erection of 186no. dwellings together with formation of new vehicular accesses landscaping attenuation pond and associated infrastructure**amended plans and description**	TWC/2021/1179	08/12/2021	03/03/2023				186	0	0	0	0	186
U/C	Land between Arleston Lane & Dawley Road, Arleston	Wellington	Arleston and College	Telford	Full Planning	Erection of an Extra Care Facility containing 70no. self contained flats (Use Class C2) and associated communal/public facilities and erection of 103no. residential dwellings (Use Class C3) with associated access, landscaping and ancillary works	TWC/2019/0753	19/09/2019	29/01/2020				173	74	68	0	31	0
U/C	Land between, Castle Farm Way and A5, (phase 2a) Priorslee, Telford	St. Georges and Priorslee	Priorslee	Telford	Reserved Matters	Reserved matters application pursuant to outline planning permission TWC/2014/0980 (Residential development of up to 1100 dwellings) including details for access, appearance, landscaping, layout and scale for phase 2A of development consisting of 151no. dwellings	TWC/2021/0960	04/10/2021	19/05/2022				151	0	6	0	63	82
Completed	Site of Former Sutherland Co Operative Academy, Gibbons Road, Trench, Telford, Shropshire	Wrockwardine Wood and Trench	Wrockwardine Wood and Trench	Telford	Reserved Matters	Reserved matters pursuant to outline application TWC/2013/0861 for the approval of access, layout, appearance, scale and landscaping and the erection of 123 dwellings and associated works	TWC/2013/0861	29/07/2014	31/05/2016	TWC/2018/0865	18/10/2018	21/12/2018	123	46	77	0	0	0
Completed	Former Doseley Works (Phase 3B), Doseley, Telford	Dawley Hamlets	Horsehay and Lightmoor	Telford	Outline permission / reserved matters	Reserved matters application for the erection of 115no. dwellings and garages including appearance, landscaping, layout and scale pursuant to outline application TWC/2012/0650	TWC/2012/0650	21/08/2012	10/03/2014	TWC/2020/0142	13/02/2020	17/07/2020	115	0	95	20	0	0
Completed	Land To The North of Audley Avenue, Newport	Newport	Newport South & East	Newport	Outline permission / Reserved matters	Reserved matters application for the erection of 113no. dwellings pursuant to TWC/2011/0827 including details for appearance, landscaping, layout and scale	TWC/2011/0827	06/10/2011	11/08/2017	TWC/2019/0569	10/07/2019	20/02/2020	113	0	94	19	0	0
U/C	Former Dairy Crest Ltd, Crudgington, Telford	Waters Upton	Edgmond and Erroll Magna	Rural	Outline permission / reserved matters	Reserved matters application for the erection of 111no. dwellings with associated garages, 16no. commercial workshop units with associated parking, creation of public open space with an attenuation pond, play space and landscaping including details for appearance, landscaping and scale pursuant to outline application TWC/2018/0472	TWC/2015/0157	24/02/2015	13/11/2015	TWC/2018/0760	14/09/2018	20/12/2019	111	38	44	11	0	18
Completed	Land To The North of Audley Avenue, Newport	Newport	Newport South and East	Newport	Outline permission / reserved matters	Reserved matters application for the erection of 102no. dwellings including details for layout, scale, appearance and landscaping pursuant to outline application TWC/2011/0827	TWC/2011/0827	06/10/2011	11/08/2017	TWC/2018/0138	14/02/2018	13/09/2018	102	37	65	0	0	0

Committed	Site of former New College Telford King Street Wellington Telford Shropshire	Wellington	Arleston and College	Telford	Full Planning	Erection of 22no. dwellings a retirement living complex containing 66no. units and 10no. bungalows indoor sports facility and community hall with associated car parking additional parking for local community organisations alterations to 2no. existing accesses and provision of 2no. new vehicular accesses associated landscaping attenuation pond public open space and infrastructure	TWC/2022/0390	27/04/2022	23/09/2022				98	0	0	0	0	98
U/C	The Croppings Phase 2 Lightmoor Village Telford Shropshire	The Gorge	Horsehay and Lightmoor	Telford	Reserved Matters	Reserved matters application for the erection of 96 no. dwellings with layout scale appearance access and landscaping in pursuant to outline permission W2007/0456	W2002/0392	08/04/2002	23/09/2003	TWC/2020/0340	17/04/2020	17/08/2020	96	0	0	33	63	0
U/C	Former Doseley Works (Phase 3A), Doseley, Telford	Dawley Hamlets	Horsehay and Lightmoor	Telford	Outline permission / reserved matters	Reserved matters application for the erection of 93 dwellings (Phase 3a) including appearance, landscaping, layout and scale pursuant to outline permission TWC/2012/0650 (amended description)	TWC/2012/0650	21/08/2012	10/03/2014	TWC/2019/0441	14/05/2019	13/11/2019	93	85	0	0	8	0
Committed	Site of Former Maxell Europe Ltd, Apley, Telford, Shropshire	Eyton upon the Weald Moors	Apley Castle	Telford	Outline permission / reserved matters	Reserved Matters application (Appearance, Landscaping, Layout and Scale) for 90 dwellings, section of main spine road, site landscaping and surface water attenuation basin (Phase 1a) pursuant to TWC/2017/1014 (Outline application for the erection of a mixed use development comprising of up to 495no. dwellings (Use Class C3), a local centre (Use Class A1) and public open space with associated access and landscaping following the demolition of existing factory (All other matters reserved)	TWC/2017/1014	14/12/2017	23/04/2018	TWC/2018/0360	23/04/2018	10/12/2018	90	0	0	0	0	90
Completed	Land between, Colliers Way & Park Lane, Old Park, Telford,	Lawley and Overdale	Malinslee and Dawley park Overdale and The Rock	Telford	Full Planning	Erection of 88no. dwellings with access parking amenity drainage and landscaping	TWC/2020/0987	17/11/2020	23/02/2021				88	0	0	88	0	0
Committed	Land North of Grove Road, Overdale, Telford	Lawley and Overdale	Overdale and The Rock	Telford	Outline permission	Reserved matters application for the erection of 81no. dwelling including details for appearance landscaping layout and scale in pursuant to outline application TWC/2016/0147	TWC/2016/0147	22/02/2016	15/11/2016	TWC/2019/0902	01/11/2019	05/02/2021	81	0	0	0	0	81
Committed	Site of Haughmond Court & Apley Court Dothill Telford Shropshire	Wellington	Shawbirch and Dothill	Telford	Full Planning	Demolition of Apley Court and erection of Extra Care Facility containing 81 no. one and two bedroom self-contained apartments (Use Class C2)	TWC/2020/0446	04/09/2020	14/10/2020				30	0	0	0	0	30
Committed	Land off Beech Road, Madeley, Telford	The Gorge	Ironbridge Gorge	Telford	Outline permission/reserved matters	Reserved matters application for the erection of 68no open market dwelling, 9no supported living dwellings, 3no registered social care bungalows and new plant nursery and cafe pursuant to TWC/2011/1102 including details for access, appearance, landscaping, layout and scale	TWC/2011/1102	08/02/2012	18/03/2015	TWC/2020/0196	03/03/2020	04/01/2022	80	0	0	0	0	80
Committed	Site of former Stirchley Recreation Centre Grange Avenue Stirchley Telford Shropshire	Stirchley and Brookside	The Nedge	Telford	Full Planning	Erection of a 72no. bed extra care home with associated open space landscaping car/cycle parking service infrastructure (drainage highway lighting) and engineering operations	TWC/2023/0028	18/01/2023	16/03/2023				72	0	0	0	0	72
Completed	Land adjacent The Shires, Shifnal Road, Priorslee	St. Georges and Priorslee	Priorslee	Telford	Full permission	Erection of three storey 71 bedroom care home with landscaping, associated access and parking	TWC/2019/0228	19/03/2019	27/06/2019				71	71	0	0	0	0
Committed	Site of former Eden Complex, Telford Snooker Centre, Canongate, Oakengates, Telford	Oakengates	Oakengates and Ketley Bank	Telford	Full Planning	Demolition of existing snooker centre and erection of 70no. apartments with associated amenity space and parking ***AMENDED DESCRIPTION***	TWC/2019/0806	01/10/2019	14/03/2022				70	0	0	0	0	70
Committed	Site of 1-10 Glebe Flats Glebe Street/1-32 Nelson Court/1-55 (odds) St John Street/1-18 York Flats 2-28 (evens) & 34-88 (evens) High Street Wellington Telford Shropshire	Wellington	Haygate and Park Arleston and College	Telford	Full Planning	Erection of 67no. affordable dwellings together with associated access roads parking landscaping and public open space ***AMENDED PLANS SUBMITTED***	TWC/2022/0629	28/07/2022	16/12/2022				67	0	0	0	0	67
Completed	Parkland House, The Car Auction Ltd & Land north of Audley Avenue Industrial Estate, Audley Avenue, Newport	Chetwynd Aston and Woodcote Newport	Newport South	Newport	Outline permission / Reserved matters	Reserved matters application for the erection of 60no. dwelling including details of access, appearance, landscaping, layout and scale pursuant to outline application TWC/2016/1152	TWC/2016/1152	14/12/2016	06/09/2018	TWC/2019/0070	24/01/2019	25/04/2019	60	60	0	0	0	0
Committed	Site of Former The Wrekin Endeavour Centre North Road Wellington Telford Shropshire	Wellington	Haygate and Park	Telford	Full Planning	Erection of a 56no. unit Dementia Care Centre (consisting of 1 bed apartments) with associated parking communal gardens and SUDs following demolition of the existing buildings	TWC/2021/0930	28/09/2021	01/04/2022				56	0	0	0	0	56
Completed	Former Dairy Crest Ltd (Phase 3) Crudington Telford Shropshire	Waters Upton	Ercall Magna	Rural	Full Planning	Erection of 55no. dwellings with associated amenity space and car parking with the formation of new roundabout to the existing cross roads**AMENDED PLANS & REPORTS RECEIVED - AND AMENDED DESCRIPTION**	TWC/2022/0162	23/02/2022	03/11/2022				55	17	38	0	0	0
Completed	Newcomen Way, Woodside	Madeley	Woodside	Telford	Outline permission / Reserved matters	Reserved matters application for the erection of 55no. affordable dwellings with appearance landscaping layout and scale in pursuant to outline permission TWC/2018/1019	TWC/2018/1019	26/03/2019	07/01/2020	TWC/2020/0526	19/06/2020	21/12/2020	55	20	0	35	0	0
Committed	Former Concrete Works, Lightmoor Road, Lightmoor	Dawley Hamlets	Horsehay and Lightmoor	Telford	Outline permission	Outline application for the erection of 52no. dwellings and associated access with all other matters reserved	TWC/2016/0107	08/02/2016	29/08/2017	TWC/2019/1042	23/12/2019	25/09/2020	52	0	0	0	0	52
Committed	Site of Doseley Industrial Estate, Frame Lane, Doseley	Dawley Hamlets	Horsehay and Lightmoor	Telford	Full Planning	Demolition of disused former industrial units and the erection of 48no. Dwellings	TWC/2020/0410	21/05/2020	04/02/2022				48	0	0	0	0	48
Committed	Site of Former Grange Park Primary School Calcott Stirchley Telford Shropshire	Stirchley and Brookside	The Nedge	Telford	Full Planning	Erection of 48no. dwellings access car parking open space and associated works	TWC/2019/0987	29/11/2019	26/01/2021				48	0	0	0	0	48
Completed	Land adjacent NFU Mutual Agriculture House Southwater Way Telford Town Centre Telford Shropshire	Great Dawley	Malinslee and Dawley Bank	Telford	Full Planning	Erection of 46no. dwellings with landscaping and associated access	TWC/2020/0518	22/06/2020	27/11/2020				46	11	0	35	0	0
Completed	Site of 11 - 82 Leonard Close Donnington Telford Shropshire	Donnington and Muxton	Donnington	Telford	Full Planning	Demolition of 8no. blocks of flats and bungalow and erection of 43no. Dwellings	TWC/2019/1033	11/12/2019	16/04/2020				43	21	22	0	0	0
Completed	Land west of Castle Farm Way, Priorslee	St. Georges and Priorslee	Priorslee	Telford	Full permission	Erection of 42no. Dwellings (re-plan of original 51 dwelling phase)	TWC/2020/0310	08/04/2020	02/02/2021				42	0	31	11	0	0
Completed	Land adjacent 23 Wellington Road Muxton Telford Shropshire	Donnington and Muxton	Muxton	Telford	Full Planning	Erection of 41no. dwellings with associated parking and access infrastructure	TWC/2020/0168	24/02/2020	15/01/2021				41	5	0	36	0	0
Committed	Former Dun Cow Public House New Street Dawley Telford Shropshire	Great Dawley	Dawley and Aqueduct	Telford	Full Planning	Erection of 39no. affordable retirement apartments (Use Class C3: Dwelling-houses)	TWC/2022/0881	28/10/2022	10/01/2023				39	0	0	0	0	39
Completed	Land west of Lawford Close, Off Majestic Way, Aqueduct	Dawley Hamlets	Dawley and Aqueduct	Telford	Outline permission	Outline application for residential development of up to 39 dwellings and access from Majestic Way with all other matters reserved	TWC/2019/0487	14/06/2019	10/03/2020				39	35	0	4	0	0
Committed	Land between Hartfield House/41, Pool Hill Road, Horsehay	Dawley Hamlets	Horsehay and Lightmoor	Telford	Outline permission	Outline application for the erection of up to 36no. dwellings and access with all other matters reserved	TWC/2019/0104	04/02/2019	25/09/2019				36	0	0	0	0	36
Completed	Former Doseley Works (Phase 3d), Doseley, Telford	Dawley Hamlets	Horsehay and Lightmoor	Telford	Outline permission / reserved matters	Reserved matters application for the erection of 35no. dwellings and garages including details of appearance, landscaping, layout and scale pursuant to outline application TWC/2012/0650	TWC/2012/0650	22/08/2012	10/03/2014	TWC/2021/0053	15/01/2021	26/05/2021	35	35	0	0	0	0
U/C	Former Woodside Social Club & land adjacent Woodside Avenue Woodside Telford Shropshire	Madeley	Woodside	Telford	Full Planning	Erection of 33 no. unit care home with associated access car parking and landscaping**Amended Plans and Reports**	TWC/2022/0573	08/07/2022	24/03/2023				33	0	0	0	33	0
Committed	Land adjacent & site of former Abacus Day Nursery, Main Road, Ketley Bank	Oakengates	Oakengates and Ketley Bank	Telford	Full Planning	Conversion of existing buildings to form 7no new dwellings and erection of 21no new dwellings	TWC/2022/0596	31/01/2023	12/06/2023				28	0	0	0	0	28
Committed	The Glebe Centre, Glebe Street, Wellington, Telford, Shropshire, TF1 1JP	Wellington	Haygate and Park	Telford	Change Of Use (Prior Approval)	Application for prior approval for the change of use from Offices (Use Class E[g](i)) to 27no. residential apartments (Use Class C3)	TWC/2021/0777	30/07/2021	27/08/2021				27	0	0	0	0	27

U/C	Former Doseley Works (Phase 3c1), Doseley, Telford	Dawley Hamlets	Horsehay and Lightmoor	Telford	Outline permission / reserved matters	Reserved Matters Application for the erection of 25 dwellings and garages, including appearance, landscaping, layout and scale pursuant to outline planning permission TWC/2012/0650	TWC/2012/0650	22/08/2012	10/03/2014	TWC/2021/0530	12/05/2021	28/01/2022	25	0	0	0	25	0
Committed	Land at junction of, Moss Road/Rookery Road, Wrockwardine Wood, Telford	Wrockwardine Wood and Trench	Priorslee	Telford	Full permission	Erection of 21no. apartments and 3no. Dwellings	TWC/2016/0125	17/06/2016	07/10/2016				24	0	0	0	0	24
U/C	Former Doseley Works (Phase 3c2), Doseley, Telford	Dawley Hamlets	Horsehay and Lightmoor	Telford	Full Planning	Erection of 23no. dwellings with associated garages and access	TWC/2021/0670	28/06/2021	16/06/2022				23	0	11	6	6	0
U/C	Land south and west of Tibberton Motor Repairs, Mill Lane, Tibberton, Newport	Tibberton and Cherrington	Edmond	Rural	Outline permission / Reserved matters	Reserved matters application for the erection of 21no. houses and garages including details of appearance, landscaping, layout and scale pursuant to outline application TWC/2014/1080	TWC/2014/1080	02/12/2014	06/08/2015	TWC/2019/0177	04/03/2019	03/10/2019	21	0	0	0	21	0
Completed	Land south of Newcomen Way Woodside Telford Shropshire	Madeley	Woodside	Telford	Full Planning	Erection of 21no. dwellings with associated access and landscaping	TWC/2021/0364	13/04/2021	20/01/2022				21	0	0	21	0	0
Completed	Royal Victoria Hotel, St Marys Street/16 & 17 Water Lane, Newport	Newport	Newport East and West	Newport	Full permission	Conversion of hotel into 7no. Apartments, two and three storey rear extension to hotel, erection of 21no. terraced dwellings with associated parking and landscaping and the demolition of 16 and 17 Water Lane	TWC/2016/0816 2019 - Part superseded by TWC/2018/0022 for conversion of hotel - reduction seen to 39.121	06/09/2016	24/04/2017				21	0	21	0	0	0
U/C	Site of Woodhouse Farm Woodhouse Lane Priorslee Telford Shropshire	St Georges and Priorslee	Priorslee	Telford	Full Planning	Erection of 16no. dwellings with associated garages and the conversion of the existing farmhouse and barn into 5no. dwellings (Full Planning Application) ***Amended plans and site location plan received***	TWC/2021/0557	20/08/2021	17/12/2021				21	0	0	5	16	0
U/C	The Former Swan Centre, Grange Avenue, Stirchley, Telford	Stirchley and Brookside	The Nedge	Telford	Outline permission/reserved matters	Reserved matters application for the erection of 20no dwelling pursuant to TWC/2013/0809 including details for access, appearance, landscaping, layout and scale	TWC/2013/0809	21/02/2014	24/04/2017	TWC/2020/0114	06/02/2020	21/08/2020	20	0	2	0	10	8
Completed	Land south of 28 Beechfields Way, Newport	Newport	Newport North	Newport	Outline permission / reserved matters	Outline application for the erection of 19no. dwellings with all matters reserved	TWC/2017/0179	15/02/2017	30/10/2017	TWC/2018/0949	12/11/2018	15/03/2019	19	0	19	0	0	0
U/C	Site of former Revive Wellington Road Donnington Telford Shropshire	Wrockwardine Wood and Trench, Donnington and Muxton	Donnington	Telford	Full Planning	Demolition of existing buildings and erection of 19no affordable dwellings with new vehicular access from Furnace Lane***Amended Plans***	TWC/2021/1085	03/11/2021	09/09/2022				19	0	0	0	19	0
Committed	Site of 26 28 30 32 Webb Crescent/2 4 6 8 Windsor Road Dawley Telford Shropshire	Great Dawley	Dawley and Aqueduct	Telford	Full Planning	Demolition of existing maisonettes and garages and the erection of 18no. dwellings with associated landscaping and parking	TWC/2020/0886	15/10/2020	16/07/2021				18	0	0	0	0	18
Committed	Former Royal Victoria Hotel St Marys Street Newport Shropshire	Newport	Newport West	Newport	Full Planning	Conversion and extension of former hotel into 17no. apartments including retention of existing facade associated works and partial demolition (Full Planning Application) ****AMENDED PLANS AND DESCRIPTION****	TWC/2021/0401	23/08/2021	22/11/2021				17	0	0	0	0	17
Committed	Site of T A Jervis & Co. Ltd & land adjacent, Holywell Lane, Lightmoor	Dawley Hamlets	Horsehay and Lightmoor	Telford	Outline permission	Demolition of existing commercial buildings/remediation of haulage yard and outline application for residential development of up to 17no. dwellings, including means of access with all other matters reserved	TWC/2017/0330	12/04/2017	07/11/2018				17	0	0	0	0	17
U/C	Site of Wellington and District Cottage Care 79 Haygate Road Wellington Telford Shropshire	Wellington	Ercall	Telford	Full Planning	Conversion of Day Centre (Use Class C2 residential institutions) to 6no. residential apartments and erection of 9no. bungalows car parking landscaping and associated works	TWC/2019/1043	01/09/2020	17/09/2020				15	0	0	9	6	0
Committed	Site of Castle Lodge Attwood Terrace Dawley Telford Shropshire	Great Dawley	Dawley and Aqueduct	Telford	Full Planning	Demolition of existing buildings and the erection of 14no. bungalows with associated access parking drainage and infrastructure works ****AMENDED PLANS AND ADDITIONAL INFORMATION SUBMITTED****	TWC/2021/0852	26/08/2021	17/12/2021				14	0	0	0	0	14
Committed	Site of Peter Morris Cars, Wellington, Telford	Wellington	Haygate and Park	Telford	Outline permission	Outline application for demolition of existing car garage, erection of up to 14no. dwellings with access and all other matters reserved	TWC/2017/0316	12/04/2017	08/01/2018				14	0	0	0	0	14
Committed	Former Youth Centre Gower Street St Georges Telford Shropshire	St Georges and Priorslee	St Georges	Telford	Full Planning	Erection of 10no new dwellings and conversion of existing listed building to provide 3 new dwellings Use Class C3) community facility (Use Class F2 (b)) and parish council offices (Use Class E(g)) together with associated landscaping (Full Planning Application) *** AMENDED DESCRIPTION / PLANS RECEIVED ***	TWC/2021/0722	15/07/2021	17/12/2021				13	0	0	0	0	13
U/C	Land adjacent to Cheshire Cheese, Doseley Road, Doseley, Telford	Dawley Hamlets	Horsehay and Lightmoor	Telford	Outline permission / reserved matters	Outline application for the erection of 13no. dwellings with associated access (all other matters reserved)	TWC/2014/0671	14/01/2015	12/06/2015	TWC/2018/0297	11/04/2018	28/02/2019	13	0	4	0	9	0
U/C	Site of 50-72 and 81-123 Portley Road Dawley Telford Shropshire	Great Dawley	Dawley and Aqueduct	Telford	Full Planning	Erection of 13no. dwellings with associated external works car parking and landscaping	TWC/2021/0688	12/07/2021	18/10/2021				13	0	0	0	13	0
Committed	Land adjacent Little Paddocks, Hinkshay Road, Dawley, Telford	Great Dawley	Malinslee and Dawley Bank	Telford	Full permission	Erection of 12 dwelling with associated parking/landscaping and the creation of a new access	TWC/2017/0781	03/10/2017	12/11/2019				12	0	0	0	0	12
Completed	New Road, Wrockwardine Wood	Oakengates Wrockwardine Wood and Trench	Wrockwardine Wood and Trench	Telford	Full permission	Erection of 12no. dwellings with associated parking, landscaping and repositioning of the site access (resubmission of TWC/2016/0358)	TWC/2016/0886	14/09/2016	01/06/2018				12	0	0	12	0	0
Committed	31 33 35 39 41 & 43 Market Street Oakengates Telford Shropshire TF2 6EL & 1-8 & 10-22 (evens) Limes Walk Oakengates Telford Shropshire TF2 6EP	Oakengates	Oakengates and Ketley Bank	Telford	Full Planning	Redevelopment of Oakengates Town Centre comprising of the demolition of units 31 33 and 35 Market Street and 1 3 5 and 7 Limes Walk refurbishment of 14no. retail units erection of 10no. first floor residential dwellings and an improved public realm area	TWC/2022/0924	14/11/2022	13/02/2023				10	0	0	0	0	10
Completed	Land rear of 40 Castle Street, Hadley, Telford	Hadley and Leegomery	Hadley and Leegomery	Telford	Full permission	Demolition of existing building and the erection of 10no. apartments with associated access and parking	TWC/2018/0061	11/07/2019	02/08/2019				10	0	10	0	0	0
Committed	Lord Nelson Hotel 11-13 Park Street Wellington Telford Shropshire TF1 3AE	Wellington	Arleston and College	Telford	Full Planning	Conversion of hotel (Use Class C1) to 10no. residential apartments (Use Class C3) with 1no retained managers apartment	TWC/2020/0108	04/02/2020	27/05/2020				10	0	0	0	0	10
Committed	Site of Apley Home Farm, Apley Castle, Apley, Telford	Hadley and Leegomery	Apley Castle	Telford	Outline permission	Outline application for up to 10no. residential dwellings with all matters reserved	TWC/2015/0920	12/11/2015	03/10/2019				10	0	0	0	0	10
Committed	Site of former Cheshire Cheese, Doseley Road, Dawley	Dawley Hamlets	Horsehay and Lightmoor	Telford	Full Planning	Demolition of former public house and erection of 10no. dwellings together with access drive, drainage and associated external works	TWC/2020/0696	06/10/2020	03/02/2022				10	0	0	0	0	10
Committed	Site of The Queens Arms, Bank Road, Dawley Bank, Telford	Great Dawley	Malinslee and Dawley Bank	Telford	Outline permission	Outline application for the demolition of the public house and the erection of 10no. dwellings with all matters reserved (amended description)	TWC/2021/0105	29/01/2021	19/07/2021				10	0	0	0	0	10
Committed	Land adjacent/rear of, 51 Holyhead Road, Ketley, Telford	Ketley	Ketley	Telford	Full Planning	Erection of 9no. one bedroom Supported Living bungalows and staff room together with access drive sewers and associated external works ****amended plans received****	TWC/2021/0877	10/09/2021	30/03/2022				9	0	0	0	0	9

10,149 2,146 1,218 457 1,122 4,600

Appendix 2 - Local Plan housing allocations and Local Development Orders (at 1 April 2022)

Site Address	Local Plan Area	Developer / Builder	Total Net Dwellings	Application progress	23/24	2024/25	2025/26	2026/27	2027/28	Dwellings Contributing to Five Year Supply
Lawley West	Telford	Telford & Wrekin Council	250	Site remains a land allocation in adopted Local Plan	0	60	70	70	50	250

Appendix 3 - Small Sites										
Status	Site Address	Local Plan Area	Reference	Total Net Dwellings	Completions (previous years)	Open market dwellings completed 2022-2023	Affordable dwellings completed 2022-2023	Dwellings under construction 2022-2023	Total dwellings not yet started 22-23	
Committed	Site of Plough Farm Nursery, Plough Lane, Newport, TF10 8BS	Newport	TWC/2021/0610	9	0	9	0	0	0	
U/C	Land rear of Nix Service Station, Forton Road, Newport, Shropshire & 16 Chetwynd Road, Newport, Shropshire, TF10 7JZ	Newport	TWC/2022/0697	3	0	0	0	3	0	
U/C	Land adjacent Lower Farm, Longford Road, Newport, TF10 8LP	Newport	TWC/2021/0720	1	0	0	0	1	0	
Committed	Site of 22 Beaumaris Road, Newport, Shropshire TF10 7BN	Newport	TWC/2022/0866	1	0	0	0	0	1	
Committed	Site of 8 Kings Head Park, Green Lane, Newport, Shropshire	Newport	TWC/2022/0839	1	0	0	0	0	1	
Committed	Site of Ingleside, 1 Edgmond Road, Newport, Shropshire	Newport	TWC/2020/1015	1	0	0	0	0	1	
Committed	Site of, 60 Forton Road, Newport, TF10 8BT	Newport	TWC/2020/0631	1	0	0	0	0	1	
Committed	38A and 40 High Street, Newport, Shropshire, TF10 7AQ	Newport	TWC/2022/0643	-1	0	0	0	0	-1	
Committed	Admaston Farm Land adjacent 19 Aldermead Close, Admaston, Telford TF5 1AH	Rural	TWC/2022/0223	8	0	0	0	0	8	
Committed	Former Dairy Crest Ltd, Crudgington, Telford TF6 6HY	Rural	TWC/2020/0218	7	0	0	0	0	7	
Committed	Land rear of Field Gate House, 66 Back Lane, Tibberton, Newport, Shropshire TF10 8NX	Rural	TWC/2020/0603	7	0	0	0	7	0	
Committed	TERN FARM, LONGDON-ON-TERN TF6 6LN	Rural	W2008/0059	7	0	0	0	7	0	
Committed	Site Of Meeson Hall, Meeson, Telford, Shropshire TF6 6PG	Rural	TWC/2016/1171	6	0	0	0	6	0	
Committed	Site of The Acorns, Donnerville Gardens, Admaston, Telford TF5 0DE	Rural	TWC/2021/1213	6	-1	0	0	6	0	
Committed	Land south/west of Donnerville Drive, Admaston, Telford TF5 0DF	Rural	TWC/2019/0503	5	0	0	0	5	0	
Committed	Site of The Swan PH, Waters Upton, Telford, Shropshire	Rural	TWC/2019/0478	5	0	0	0	5	0	
Committed	Site of Windy Oak Farm, 66 Ellerdine Heath, Telford TF6 6RN	Rural	TWC/2022/0354	5	0	0	0	5	0	
Committed	Former Farmstead, Poynton Manor, Poynton, Telford TF6 6BW	Rural	TWC/2020/1037	4	0	0	0	4	0	
Committed	Jardwood Farm, The Hinks, Lilleshall, Newport, Shropshire TF10 9HT	Rural	TWC/2020/1107	4	0	0	0	0	4	
Committed	Site of Rodway Manor Farm, Cherrington, Newport, Shropshire TF6 6EF	Rural	TWC/2018/0850	4	0	0	0	0	4	
Committed	Former Builders Yard, Barrack Lane, Lilleshall, Shropshire TF10 9ET	Rural	TWC/2021/0637	3	0	0	0	0	3	
Committed	Site 1, Plots 1,2 & 3, Land between Hayes Meadow & Uppatree, 33, Horton Lane, Horton, Telford, Shropshire	Rural	TWC/2020/0950	3	0	0	0	3	0	
Committed	Site of Edgmond Primitive Methodist Church and Sunday School, Shrewsbury Road, Edgmond, Shropshire TF10 8HT	Rural	TWC/2020/0814	3	0	0	0	0	3	
Committed	Site of The Bungalow, Arleston Village, Arleston, Telford TF1 2LU	Rural	TWC/2020/1021	3	2	1	0	0	0	
Committed	1 Lower Bar, Newport, Shropshire, TF10 7BE	Rural	TWC/2018/0770	2	1	0	0	1	0	
Committed	Cherrington Manor, Cherrington, Newport, Shropshire, TF10 8PL	Rural	TWC/2020/0346	2	0	2	0	0	0	
Committed	Land adjacent & South of Breezes 8 & 11, Allscott, Telford, Shropshire TF6 5EB	Rural	TWC/2016/0594	2	0	0	0	2	0	
Committed	Land adjacent 82A Limekiln Lane, Lilleshall, Newport, Shropshire TF10 9EX	Rural	TWC/2021/0715	2	0	0	0	0	2	
Committed	Land adjacent Arleston House, Cluddley Lane, Cluddley, Telford TF6 5DR	Rural	TWC/2021/0515	2	0	0	0	0	2	
Committed	Land between Brookfield & 36 Horton Lane, Horton, Telford TF6 6DT	Rural	TWC/2022/0071	2	0	1	0	1	0	
Committed	Site 2, Plots 1 & 2, Land between Hayes Meadow and Uppatree, 33 Horton Lane, Horton, Telford, Shropshire	Rural	TWC/2020/0897	2	0	2	0	0	0	
Committed	Site of Kynnersley Manor, Kynnersley, Telford, Shropshire TF6 6DY	Rural	TWC/2021/0586	2	0	0	0	0	2	

Committed	Site of Long Lane Livery, Long Lane, Telford, Shropshire TF6 6HL	Rural	TWC/2016/0923	2	0	1	0	0	1
Committed	Site of Marsh Farm, Marsh Green, Telford, Shropshire TF6 6NE	Rural	TWC/2018/0891	2	0	0	0	1	1
Committed	Site of Sambrook Hall Farm, Sambrook, Newport, Shropshire TF10 8AL	Rural	TWC/2021/0385	2	0	0	0	0	2
Committed	Barn adjacent The Old Rectory, Preston Upon The Weald Moors, Telford, Shropshire TF6 6DH	Rural	TWC/2018/0648	1	0	0	0	1	0
Committed	Former Water Tower (adjacent Lindum House), Roden, Telford TF6 6BJ	Rural	TWC/2022/0852	1	0	1	0	0	0
Committed	Haddington, Barrack Lane, Lilleshall, Newport, Shropshire, TF10 9ER	Rural	TWC/2022/0909	1	0	0	0	0	1
Committed	Heath House, 17 Middle Lane, Cold Hatton Heath, Telford, Shropshire, TF6 6QA	Rural	TWC/2015/0405	1	0	0	0	1	0
Committed	Land adjacent 1 Humber Lane, The Humbers, Telford, Shropshire TF2 8LN	Rural	TWC/2018/0578	1	0	0	0	1	0
Committed	Land adjacent Crown Farm & Swift Barn, Kynnersley, Telford, Shropshire TF6 6DX	Rural	TWC/2018/1003	1	0	0	0	0	1
Committed	Land adjacent Grove House, Grove Lane, Rodington, Shropshire SY4 4QP	Rural	TWC/2022/0707	1	0	0	0	0	1
Committed	Land adjacent The Queens Head Car Park, Horton, Telford TF6 6DW	Rural	TWC/2021/0629	1	0	1	0	0	0
Committed	Land adjacent to Brook Lodge, Arleston Lane, Arleston, Telford TF1 2LA	Rural	TWC/2021/0906	1	0	0	0	1	0
Committed	Land adjacent Wayside, Horton Lane, Horton, Telford, TF6 6DT	Rural	TWC/2021/1014	1	0	0	0	0	1
Committed	Land at The Mount, Chetwynd Aston, Newport, Shropshire TF10 9LD	Rural	TWC/2021/1057	1	0	0	0	0	1
Committed	Land at, Isombridge Farm, Isombridge, Shropshire. TF6 6NF	Rural	W2010/0017 (TWC/2010/0017)	1	0	0	0	1	0
Committed	Land between Huntington Lodge and Beech House, Little Wenlock, Telford TF6 5BW	Rural	TWC/2022/0006	1	0	0	0	0	1
Committed	Land between Preston Cottage 15 & Village Farm, Preston Upon The Weald Moors, Telford, Shropshire TF6 6DH	Rural	TWC/2018/0031	1	0	0	0	1	0
Committed	Land between Tibberton Green & Swn Y Coed, Tibberton, Telford, TF10 8NW	Rural	TWC/2021/0569	1	0	0	0	1	0
Committed	Land East & South of Angel Centre, Osbaston, Telford, Shropshire TF6 6QZ	Rural	TWC/2021/0531	1	0	0	0	0	1
Committed	Land opposite Woodside Farm, Kynnersley Drive, Lilleshall, Newport, Shropshire	Rural	TWC/2020/0358	1	0	0	0	0	1
Committed	Land rear of Haven Cottage/Meadowbrook House/Signal House, Horton Lane, Horton, Telford, TF6 6DT	Rural	TWC/2020/0625	1	0	0	0	1	0
Committed	Land rear of The Cottage, 2 Cheney Hill, Edgmond Road, Newport, Shropshire TF10 8HA	Rural	TWC/2018/0984	1	0	0	0	1	0
Committed	Land rear of The Old Post Office, Roden Lane, Roden, Telford, Shropshire	Rural	TWC/2020/0361	1	0	0	0	0	1
Committed	Malthouse Farm, Tern Lane, Longdon On Tern, Telford, Shropshire, TF6 6LN	Rural	TWC/2022/0283	1	0	0	0	0	1
Committed	Moor Farm, Kynnersley Drive, Lilleshall, Newport, Shropshire, TF10 9HT	Rural	TWC/2020/0602	1	0	1	0	0	0
Committed	Morgans Barn, Kynnersley Farm, Kynnersley, Telford, Shropshire, TF6 6DX	Rural	TWC/2022/0989	1	0	0	0	0	1
Committed	New Farm, Roden Lane, Roden, Telford, Shropshire, TF6 6BS	Rural	TWC/2019/0715	1	0	0	0	1	0
Committed	New Works Farm, New Works, Telford, Shropshire, TF6 5BP	Rural	TWC/2020/0146	1	0	0	0	1	0
Committed	Site of 1 - 2 The Cottages, Shrewsbury Road, Newtown, Edgmond, Shropshire TF10 8HX	Rural	TWC/2021/0403	1	0	0	0	0	1
Committed	Site of 1 The Oaklands, Springfields, Newport, Shropshire TF10 7HA	Rural	TWC/2017/0766	1	0	0	0	0	1
Committed	Site of 2 Sambrook, Newport, Shropshire TF10 8AX	Rural	TWC/2021/0170	1	0	0	0	0	1
Committed	Site of 24 Station Road, Admaston, Telford TF5 0AL	Rural	TWC/2021/1103	1	0	1	0	0	0
Committed	Site of 50 Horton Lane, Horton, Telford, TF6 6DT	Rural	TWC/2021/0640	1	0	0	0	0	1
Committed	Site of 51 Horton Lane, Horton, Telford TF6 6DT	Rural	TWC/2021/0253	1	0	1	0	0	0

Committed	Site of 8 & 10 Shawbirch Road, Admaston, Telford, TF5 0AD	Rural	TWC/2021/0641	1	0	0	0	1	0
Committed	Site of 8 Greenfinch Close, Apley, Telford TF1 6FY	Rural	TWC/2019/0370	1	0	0	0	1	0
Committed	Site of 9 Hillside, Lilleshall, Shropshire TF109HG	Rural	TWC/2021/1217	1	0	0	0	1	0
Committed	Site of Barnes Farm, Rowton Road, Rowton, Telford, TF6 6QX	Rural	TWC/2021/0459	1	0	0	0	0	1
Committed	Site of Day House Farm, Shray Hill, Telford TF6 6JT	Rural	TWC/2021/0342	1	0	0	0	0	1
Committed	Site of former 31 Wrockwardine, Telford, Shropshire	Rural	TWC/2019/0628	1	0	1	0	0	0
Committed	Site of Showell Grange, Sambrook, Newport, Shropshire	Rural	TWC/2021/0460	1	0	1	0	0	0
Committed	Site of The Mill House, Walcot, Telford TF6 5ER,	Rural	TWC/2021/0706	1	0	0	0	1	0
Committed	Site of Uppatree, 33 Horton Lane, Horton, Telford, TF6 6DT	Rural	TWC/2019/0439	1	0	0	0	1	0
Committed	Site of Village Farm, 2 Lilleshall, Newport, Shropshire TF10 9HB	Rural	TWC/2022/0773	1	0	0	0	0	1
Committed	Site of Yew Tree Farm, 7 Mill Lane, Tibberton, Newport, Shropshire TF10 8NW	Rural	TWC/2020/1036	1	0	0	0	1	0
Committed	The Old Coach House, Tibberton, Newport, Shropshire, TF10 8PE	Rural	TWC/2021/1149	1	0	0	0	0	1
Committed	The Workshop, High Street, Edgmond, Newport, Shropshire, TF10 8JW	Rural	TWC/2019/0985	1	0	0	0	0	1
Committed	Water Tower (adjacent Lindum House), Roden, Telford, Shropshire	Rural	TWC/2020/0582	1	0	1	0	0	0
Committed	Fielden House, 30 Chetwynd Aston, Newport, Shropshire, TF10 9LF	Rural	TWC/2021/0979	-1	0	-1	0	0	0
Committed	Land adjacent/rear of 51 Holyhead Road Ketley Telford Shropshire	Telford	TWC/2021/0877	9	0	0	0	0	9
Committed	Land adjacent, 34 New Street, Oakengates, Telford TF2 6ER	Telford	TWC/2020/0635	9	0	0	0	9	0
Committed	Site of Block B The Haybridge, Haybridge Road, Hadley, Telford TF1 6LX	Telford	TWC/2021/1144	9	0	0	0	0	9
Committed	Site of Montford, Castle Street, Hadley, Telford, Shropshire	Telford	TWC/2020/0180	9	0	0	0	0	9
Committed	Barns adjacent Woodlands Farm, Woodlands Lane, Horsehay, Telford TF4 3QF	Telford	TWC/2022/0646	8	0	0	0	0	8
Committed	Former Severn Valley Motorsport Ltd/Madeley Testing Station, Ironbridge Road, Madeley, Telford, Shropshire TF7 5JU	Telford	TWC/2016/0407	8	0	8	0	0	0
Committed	Upper House, 16 Church Street, Madeley, Telford, Shropshire, TF7 5BW	Telford	TWC/2020/0329	8	0	0	0	0	8
Committed	1 Cart Gate, Wellington, Telford, Shropshire, TF1 1RB	Telford	TWC/2023/0016	7	0	1	0	0	6
Committed	Site of Croppings Farm, Stoney Hill, Lightmoor, Telford TF4 3QQ	Telford	TWC/2022/0002	7	0	0	0	0	7
Committed	Former Madeley Library, 1st & 2nd floor, 20-21 Russell Square, Madeley, Telford, TF7 5BB	Telford	TWC/2021/0781	6	0	0	0	0	6
Committed	Land adjacent Greenfields, Holyhead Road, Oakengates, Telford, TF2 6BE	Telford	TWC/2021/0491	6	0	0	0	6	0
Committed	Site of 193 and 195 Holyhead Road, Wellington, Telford, TF1 2DP	Telford	TWC/2021/0609	6	0	0	0	0	6
Committed	Site of 21 Bridle Road, Madeley, Telford TF7 5HB	Telford	TWC/2019/0960	6	-1	7	0	0	0
Committed	Land adjacent 34 Milners Lane, Dawley Bank, Telford TF4 2JJ	Telford	TWC/2021/0415	5	0	0	0	0	5
Committed	Land adjacent Buena Vista, 6 The Crest, Old Park, Telford, TF3 4TJ	Telford	TWC/2017/0062	5	0	0	0	0	5
Committed	Site of former Queens Arms, Southall Road, Dawley, Telford TF4 3LY	Telford	TWC/2021/1223	5	0	0	0	5	0
Committed	Former Old Shawbirch Inn, Trench Road, Trench, Telford, Shropshire, TF2 7DX	Telford	TWC/2017/0572	4	0	0	0	4	0
Committed	Land rear of 86-88 Church Parade, Wombridge, Telford, Shropshire	Telford	TWC/2020/0480	4	0	0	0	0	4
Committed	Site of 134 Haygate Road, Wellington, Telford TF1 2BU	Telford	TWC/2022/0685	4	0	0	0	0	4
Committed	Site of 22 Hadley Park Road, Hadley, Telford, TF1 6PW	Telford	TWC/2021/0585	4	0	0	0	4	0
Committed	Site of Cherry Tree Hill Car Park, Cherry Tree Hill, Coalbrookdale, Telford TF8 7EF	Telford	TWC/2021/0301	4	0	0	0	0	4

Committed	Vine House, 2 Vineyard Road, Wellington, Telford, Shropshire, TF1 1HA	Telford	TWC/2019/0631	4	0	0	0	0	4
Committed	4 High Street, Dawley, Telford, Shropshire, TF4 2ET	Telford	TWC/2020/0380	3	0	0	0	0	3
Committed	Land rear of 19 Park Street & High View, Park Street, Madeley, Telford, Shropshire TF7 5LB	Telford	TWC/2017/0716	3	0	0	0	0	3
Committed	Land to the rear of 13 Crescent Road, Wellington, Telford, TF1 1SE	Telford	TWC/2021/0593	3	0	0	0	3	0
Committed	Rear of 19 Church Street, Wellington, Telford TF1 1SN	Telford	TWC/2020/0053	3	0	3	0	0	0
Committed	Site of 10 Beveley Road, Oakengates, Telford TF2 6AT	Telford	TWC/2022/0620	3	0	0	0	0	3
Committed	Site of 23 Wellington Road, Muxton, Telford, Shropshire	Telford	TWC/2019/0957	3	-1	0	0	4	0
Committed	Site of Oakleigh, Lawley Village, Telford TF4 2PH	Telford	TWC/2021/1029	3	0	0	0	3	0
Committed	Site of Rose Cottage, Hadley Road, (Adj. to Hartshill Park)Oakengates, Telford, TF2 6AJ	Telford	TWC/2020/0830	3	0	0	0	0	3
Committed	10 Park Street, Madeley, Telford, Shropshire, TF7 5LA	Telford	TWC/2021/1064	2	0	2	0	0	0
Committed	19 Bridge Road, Wellington, Telford, Shropshire, TF1 1EA	Telford	TWC/2022/0533	2	0	2	0	0	0
Committed	30 Market Street, Oakengates, Telford, Shropshire, TF2 6ED	Telford	TWC/2019/0891	2	0	2	0	0	0
Committed	36 & 37 High Street, Madeley, Telford, Shropshire, TF7 5AS	Telford	TWC/2022/0196	2	0	2	0	0	0
Committed	5, Castle Street, Hadley, Telford, Shropshire.	Telford	W2009/0546	2	0	0	0	2	0
Committed	Land adjacent 4 Tunnel Cottages, Aqueduct Lane, Stirchley, Telford TF3 1BW	Telford	TWC/2021/0191	2	0	0	0	2	0
Committed	Land adjacent Mill Cottage, Mill Lane, Wellington, Telford TF1 1PR	Telford	TWC/2022/0738	2	0	0	0	0	2
Committed	Pandel Bathrooms, 19 Bridge Road, Wellington, Telford, Shropshire, TF1 1EA	Telford	TWC/2021/0800	2	0	0	0	0	2
Committed	Site of 14 The Rookery, Madeley, Telford TF7 5AW	Telford	TWC/2021/0517	2	0	0	0	2	0
Committed	Site of 35 Station Road, Dawley, Telford TF4 2NN	Telford	TWC/2022/0937	2	0	0	0	0	2
Committed	Site of Paddock Court Garages, Paddock Court, Dawley, Telford TF4 3PS	Telford	TWC/2022/0917	2	0	0	0	0	2
Committed	Site of The Grove, 74 King Street, Dawley, Telford TF4 2AQ	Telford	TWC/2022/0109	2	0	0	0	0	2
Committed	17 Market Square, Wellington, Telford, Shropshire, TF1 1BU	Telford	TWC/2021/0453	1	0	0	0	0	1
Committed	17 Market Square, Wellington, Telford, Shropshire, TF1 1BU	Telford	TWC/2021/0874	1	0	0	0	0	1
Committed	2 Cherry Tree Close, Wellington, Telford, Shropshire, TF1 2HQ	Telford	TWC/2022/0604	1	0	0	0	0	1
Committed	5 Plough Road, Wellington, Telford, Shropshire, TF1 1ET	Telford	TWC/2022/0321	1	0	0	0	0	1
Committed	65 Park Lane, Woodside, Telford, Shropshire, TF7 5GG	Telford	TWC/2020/0052	1	0	0	0	1	0
Committed	Dawley Bargain Centre, 36 High Street, Dawley, Telford, Shropshire, TF4 2EX	Telford	TWC/2021/0778	1	0	1	0	0	0
Committed	Fairview, Haybridge Road, Hadley, Telford, Shropshire, TF1 6JE	Telford	TWC/2020/0658	1	0	1	0	0	0
Committed	Land adj to The Sidings, Hadley Road, Oakengates, Telford TF2 6HJ	Telford	TWC/2022/0867	1	0	0	0	0	1
Committed	Land adjacent 2 Barn Cottages, Park Lane, Woodside, Telford TF7 5HW	Telford	TWC/2021/0229	1	0	0	0	0	1
Committed	Land adjacent Ashfield, Station Road, Lawley Bank, Telford, Shropshire TF4 2LP	Telford	TWC/2018/0928	1	0	1	0	0	0
Committed	Land adjacent Humay, Hodge Bower, Ironbridge, Telford, Shropshire, TF8 7QQ	Telford	TWC/2018/1013	1	0	0	0	1	0
Committed	Land adjacent Police Houses, 2 Park Lane, Woodside, Telford, Shropshire TF7 5HN	Telford	TWC/2018/0065	1	0	0	0	1	0
Committed	Land Adjacent, 11 Withington Close, Oakengates, Telford TF2 6JR	Telford	TWC/2020/0674	1	0	0	0	1	0
Committed	Land adjacent, 131 Gittens Drive, Aqueduct, Telford TF4 3SE	Telford	TWC/2022/0554	1	0	0	0	0	1
Committed	Land adjacent, 44 Wombridge Road, Wombridge, Telford, TF2 6JB	Telford	TWC/2020/0670	1	0	0	0	0	1
Committed	Land East of Loadcroft, Lincoln Hill, Ironbridge, Telford, Shropshire TF8 7NL	Telford	TWC/2016/0553	1	0	0	0	0	1
Committed	Land opposite, 15-22 Woodside, Coalbrookdale, Telford TF8 7ED	Telford	TWC/2020/1076	1	0	0	0	0	1

Committed	Land rear of 54 - 60 (evens), Castle Street, Hadley, Telford, Shropshire TF1 5RA	Telford	TWC/2018/0357	1	0	0	0	1	0
Committed	Site of 11 Queens Road, Donnington, Telford TF2 8DB	Telford	TWC/2022/0119	1	0	0	0	0	1
Committed	Site of 11 Wynns Coppice, Crackshall Lane, Coalbrookdale, Telford TF4 3QE	Telford	TWC/2021/0437	1	0	0	0	0	1
Committed	Site of 2 Elim Terrace, Trench Road, Trench, Telford TF2 6NZ	Telford	TWC/2022/0210	1	0	0	0	0	1
Committed	Site of 2 Old Coppice Grange, Old Park, Telford TF3 4TL	Telford	TWC/2022/0772	1	0	0	0	0	1
Committed	Site of 21 Whitchurch Road, Wellington, Telford, Shropshire TF1 3DX	Telford	TWC/2018/1006	1	0	0	0	1	0
Committed	Site of 25 Copperfield Drive, Muxton, Telford TF2 8JG	Telford	TWC/2022/0105	1	0	0	0	0	1
Committed	Site of 42 The Rock, Telford, TF3 5BH	Telford	TWC/2021/1035	1	0	1	0	0	0
Committed	Site of 47 Wellington Road, Muxton, Telford TF2 8NN	Telford	TWC/2022/0516	1	0	0	0	0	1
Committed	Site of 47A Hadley Park Road, Hadley, Telford, TF1 6PW	Telford	TWC/2021/0300	1	0	0	0	1	0
Committed	Site of 5A Church Parade, Wornbridge, Telford, TF2 6EX	Telford	TWC/2021/0071	1	0	0	0	0	1
Committed	Site of Dianas Dog Grooming, The Rock, Telford, Shropshire	Telford	TWC/2020/0842	1	0	1	0	0	0
Committed	Site of Fernroyd, Old Office Road, Dawley, Telford, TF4 2LF	Telford	TWC/2020/0845	1	0	0	0	1	0
Committed	Site of Furnace House Guest House, 64 Furnace Lane, Trench, Telford, TF2 7JE	Telford	TWC/2020/0832	1	0	1	0	0	0
Committed	Site of Lee Dingle, 48 Lees Farm Drive, Madeley, Telford TF7 5SU	Telford	TWC/2019/0524	1	0	0	0	0	1
Committed	Site of Morningside Cottage, 27A Holyhead Road, Oakengates, Telford TF2 6BE	Telford	TWC/2022/0318	1	0	0	0	0	1
Committed	Site of Stone Wharf, Dale Road, Ironbridge, Telford TF8 7DT	Telford	TWC/2021/1200	1	0	0	0	0	1
Committed	Site of Sutton Wood Farm, Sutton Bank, Coalport, Telford TF11 9NJ	Telford	TWC/2021/0533	1	0	0	0	0	1
Committed	Site of Sutton Wood Farm, Sutton Bank, Coalport, Telford TF11 9NJ	Telford	TWC/2021/0534	1	0	0	0	0	1
Committed	Site of The Hollies, 2 Mill Lane, Madeley, Telford TF7 5DY	Telford	TWC/2022/0126	1	0	1	0	0	0
Committed	Site of Upway Cottage, 51 The Rock, Telford, Shropshire	Telford	TWC/2020/0463	1	0	0	0	0	1
Committed	Site of, 45 Clares Lane Close, The Rock, Telford, Shropshire TF3 5DA	Telford	TWC/2016/1079	1	0	0	0	0	1
Committed	Turner House, 45 Market Street, Wellington, Telford, Shropshire, TF1 1DT	Telford	TWC/2019/0782	1	0	0	0	0	1
Committed	Wesley Rooms Annexe, Jockey Bank, Ironbridge, Telford, Shropshire, TF8 7PD	Telford	TWC/2019/1032	1	0	0	0	0	1
Committed	25, 27 & Site of Morningside Cottage, 27A Holyhead Road, Oakengates, Telford TF2 6BE	Telford	TWC/2021/0532	0	0	0	0	0	0
Committed	73 Muxton Lane, Muxton, Telford, Shropshire, TF2 8PG	Telford	TWC/2020/0527	0	0	0	0	0	0
Committed	Chanery Cottage, High Street, Coalport, Telford, Shropshire, TF8 7HP	Telford	TWC/2020/0637	0	-1	1	0	0	0
Committed	Site of former 45A Lincoln Hill, Ironbridge, Telford, Shropshire	Telford	TWC/2020/0278	0	0	0	0	0	0
Committed	Site of Loadcroft, Lincoln Hill, Ironbridge, Telford, Shropshire TF8 7NL	Telford	TWC/2016/0554	0	0	0	0	0	0
Committed	1 & 2 Rose Cottages, Dale Road, Coalbrookdale, Telford, Shropshire, TF8 7DT	Telford	TWC/2021/0793	-1	0	0	0	-1	0
Committed	32B High Street, Ironbridge, Telford, Shropshire, TF8 7AD	Telford	TWC/2022/0594	-1	0	0	0	0	-1
Committed	Viaduct House, 11 Darby Road, Coalbrookdale, Telford, Shropshire, TF8 7EL	Telford	TWC/2022/0260	-1	0	-1	0	0	0

Totals

385

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57

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203