

# Shropshire Council

## Five Year Housing Land Supply Statement

Data to: 31<sup>st</sup> March 2023

Published: March 2024



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# 1. Executive Summary

## ***Introduction***

- 1.1. The National Planning Policy Framework (NPPF) specifies that Local Planning Authorities are required to identify and annually review their housing land supply, unless their adopted Development Plan is less than five years and was found to have a five year supply of specific, deliverable sites at the time its examination concluded.<sup>1</sup> The adopted Development Plan for Shropshire is more than five years old, as such Shropshire Council is required to identify and annually review their housing land supply.
- 1.2. Generally, the purpose of an assessment of housing land supply is to determine if there are sufficient deliverable sites within a Local Authority Area to allow for the provision of five years' worth of housing. However, the NPPF indicates that in specific circumstances *"for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing...against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old."*<sup>2</sup>
- 1.3. These specific circumstances include where a draft Development Plan Document was submitted for examination at the date of publication of the revised NPPF (in December 2023). As the draft Shropshire Local Plan was submitted for examination on the 3<sup>rd</sup> September 2021, these specific circumstances apply in Shropshire.
- 1.4. The purpose of this document is to summarise the assessment of whether there are sufficient deliverable sites in Shropshire to allow for provision of four years' worth of housing. For robustness, this assessment is undertaken in the context of both the housing requirement within the adopted Development Plan and local housing need.
- 1.5. The National Planning Practice Guidance (NPPG) on Housing Supply and Delivery addresses the process for calculating housing land supply. It explains *"both the 5 year housing land supply and the 4 year housing land supply that authorities should demonstrate for decision making should consist of deliverable housing sites demonstrated against the authority's five year housing land supply requirement..."*<sup>3</sup>
- 1.6. Therefore, this assessment considers whether there are sufficient deliverable sites in Shropshire to allow for provision of four years' worth of housing over the five year period from 2023/24 to 2027/28.

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<sup>1</sup> DLUHC, (2023), NPPF – Paragraphs 76 and 77

<sup>2</sup> DLUHC, (2023), NPPF – Paragraph 226

<sup>3</sup> DLUHC, (2024), NPPG: Housing Supply and Delivery (ID68), Paragraph 55

- 1.7. The assessment has been undertaken using a cautious and robust methodology, which is generally consistent with national policy and guidance. In conclusion it demonstrates sufficient deliverable dwellings for **5.91 years supply of deliverable housing land against the housing requirement within the adopted Development Plan and 7.63 years supply of deliverable housing land against local housing need** calculated using Governments standard methodology (2023 base date).

### ***Housing Land Requirement***

- 1.8. The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and the 'made' formal Neighbourhood Plans.
- 1.9. The strategic policies in the adopted Core Strategy (2011) identify an ambitious housing requirement for Shropshire of 27,500 dwellings between 2006 and 2026. The SAMDev Plan (2015) seeks to deliver the housing requirement identified within the Core Strategy (2011).
- 1.10. The Core Strategy (2011) and SAMDev Plan (2015) identify mechanisms for the release of sites, which support maintenance of a robust housing land supply over the plan period. This includes a trajectory for the phased release of housing land across the plan period. Shropshire Council considers this trajectory is the most appropriate mechanism for identifying the annual housing land requirement. This approach was endorsed by the SAMDev Plan Inspector.
- 1.11. To inform an ongoing Local Plan Review, Shropshire Council has completed a local housing need assessment for Shropshire (2020 base date). This assessment applies Governments standard methodology for calculating local housing need. A report summarising this assessment is available on the Council's website at:  
<https://shropshire.gov.uk/media/20572/local-housing-need-assessment-2020-ev069.pdf>
- 1.12. Shropshire Council has also reviewed local housing need using a 2023 base date, aligning with the base date for this assessment of housing land supply. Notably, the resultant annual level of housing need is somewhat less than that within the 2020 base date assessment (1,085 dwellings per annum compared with 1,177 dwellings per annum).
- 1.13. Although not produced for this purpose, the Shropshire Council local housing need assessments (2020 and 2023 base dates) provide endorsement of the housing requirement within the adopted Development Plan, in that the annual local housing need identified within both assessments is less than and as such would be met by achieving the annual housing requirement within the adopted Development Plan.

- 1.14. On the basis of this evidence, it is considered appropriate to assess housing land supply in Shropshire against the housing requirement in the adopted Development Plan, until the end of its plan period. For the remaining years of the assessment, housing land supply in Shropshire will be assessed against local housing need calculated using Governments standard methodology, 2023 base date to align with the base date for this assessment of housing land supply.
- 1.15. However, to demonstrate robustness of methodology, housing land supply will also be calculated against only local housing need, calculated using Governments standard methodology, 2023 base date to align with the base date for this assessment of housing land supply.

### ***Housing Land Supply***

- 1.16. Shropshire Council has undertaken a cautious and robust assessment of the housing land supply in Shropshire. Only the dwellings on a deliverable site that are themselves considered deliverable within the relevant five year period are included within the five year housing land supply.
- 1.17. In determining whether dwellings on a site are deliverable, Shropshire Council has applied the definition of deliverable provided within the NPPF: *"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..."*.<sup>4</sup>
- 1.18. The methodology utilised for this assessment is documented within the main report of this statement. In summary, this assessment concludes that deliverable dwellings in Shropshire are located on:
- a. Sites with extant Planning Permission: 31<sup>st</sup> March 2023.
  - b. Sites with extant Prior Approval: 31<sup>st</sup> March 2023.
  - c. Selected sites with 'resolution to grant' Planning Permission: 31<sup>st</sup> March 2023 which are likely to be deliverable within five years.
  - d. Selected site allocations in the adopted Development Plan likely to be deliverable in five years.
  - e. Selected sites proposed for allocation for development within the draft Shropshire Development Plan likely to be deliverable within five years.
  - f. Selected sites from the Strategic Land Availability Assessment (SLAA) likely to be deliverable within five years.
  - g. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years.
  - h. Windfall sites.

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<sup>4</sup> DLUHC, (2023), NPPF – Annex 2: Glossary

1.19. Furthermore, a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; allocations within the adopted Development Plan; proposed for allocation within the draft Shropshire Local Plan; SLAA Sites; and emerging affordable housing sites will not be delivered in each five year period has been applied.

### ***Calculation: Housing Requirement and Housing Land Supply***

1.20. The housing requirement in the adopted Development Plan is 27,500 dwellings over the period from 2006 to 2026. The adopted Development Plan outlines a phasing strategy to support the achievement of this housing requirement. **During the period from 2023/24 - 2025/26 addressed within this assessment, this phasing strategy indicates an annual housing requirement of 1,530.**

1.21. The remainder of the assessment period from 2026/27 - 2027/28 is beyond the plan period within the adopted Development Plan. As such, local housing need is utilised to assess housing land supply over this period. The annual local housing need calculated within the local housing need assessment (2023 base date to align with the base date for this assessment of housing land supply) is **1,085 dwellings**.

1.22. To demonstrate robustness of methodology, housing land supply has also been calculated against only local housing need, calculated using Governments standard methodology (2023 base date to align with the base date for this assessment of housing land supply). The annual local housing need calculated within this local housing need assessment is **1,085 dwellings**.

1.23. National guidance<sup>5</sup> specifies that when calculating a five year housing land requirement, there is also a need to consider any past under-delivery over the relevant plan period. The general expectation is that any past under-delivery in this period would be addressed within the next five year period, unless there is specific justification for an alternative approach.

1.24. Based on the phased annual housing requirement within the adopted Development Plan, past under-delivery between 2006/07 and 2022/23 **totals some 247 dwellings**. This assessment expects this past under-delivery to be addressed within the next five year period.

1.25. Based on the local housing need, calculated using Governments standard methodology (2023 base date to align with the base date for this assessment of housing land supply), **no past under-delivery has arisen**.

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<sup>5</sup> DLUHC, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 031

- 1.26. National guidance<sup>6</sup> also specifies that in certain circumstances a 20% buffer should be applied to the five year housing land requirement (including, where relevant, any past under-delivery). This is where "delivery of housing taken as a whole over the previous 3 years has fallen below 85% of the housing requirement figure, as set out in the last published Housing Delivery Test results". **A buffer is not required in any other circumstances.**
- 1.27. Latest Housing Delivery Test results<sup>7</sup> indicate that in Shropshire delivery has exceeded the requirement. As such, **no buffer is required** of the five year housing land requirement in Shropshire (either in the context of the housing requirement in the adopted Development Plan or local housing need).
- 1.28. Table 1 provides a summary of the calculation of the proposed five year housing land requirement:

**Table 1: Summary of Five Year Housing Requirement**

Category		Housing Requirement*	Local Housing Need (2023)
<b>(A) 5 Year Requirement:</b>	2023/24	1,530	1,085
	2024/25	1,530	1,085
	2025/26	1,530	1,085
	2026/27	1,085	1,085
	2027/28	1,085	1,085
	<b>Total</b>	<b>6,760</b>	<b>5,425</b>
<b>(B) Under-Delivery (from earlier in plan period):</b>		<b>247</b>	<b>0</b>
<b>(C) Buffer**:</b>		<b>0</b>	<b>0</b>
<b>(D) Total Requirement (A) + (B) + (C):</b>		<b>7,007</b>	<b>5,425</b>

\*Calculated using the housing requirement in the adopted Development Plan for years 2023/24 to 2025/26 and Local Housing Need (2023 base date to align with the base date for this assessment) for years 2026/27 to 2027/28.

\*\*20% where total housing completions over the previous 3 years fall below 85% of the previous 3 years housing requirement figure, as set out in the last published Housing Delivery Test results. A buffer is not required in any other circumstances.

<sup>6</sup> DLUHC, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

<sup>7</sup> DLUHC, (2023), Housing Delivery Test, <https://gov.uk/government/collections/housing-delivery-test>



1.29. Table 2 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, as at the 1st April 2023:

**Table 2: Summary of deliverable housing land supply (as at 1<sup>st</sup> April 2023)**

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	5,958
(B) Dwellings on sites with Prior Approval*	72
(C) Dwellings on selected sites with a 'resolution to grant'* Planning Permission	10
(D) Dwellings on allocated sites estimated to be completed within 5 years*	1,274
(E) Dwellings on selected proposed allocated sites estimated to be completed within 5 Years*	0
(F) Dwellings on SLAA Sites deliverable within 5 years*	124
(G) Dwellings on emerging affordable housing sites deliverable within 5 years *	247
(H) Dwellings on windfall sites**	598
<b>Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + H</b>	<b>8,283</b>

\*A very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; allocation within the adopted Development Plan; proposed allocation within the draft Shropshire Local Plan; identified within the SLAA; and identified as an Emerging Affordable Housing Site will not be delivered in the five year period has been applied to figures in this table.

\*\*Based on historic delivery rates and expected future trends.

### **Conclusion: Housing Requirement and Housing Land Supply**

1.30. Table 3 brings together the five year housing land requirement and the results of the assessment of the housing land supply considered deliverable within the next five years in Shropshire.

1.31. This assessment of the housing land requirement and housing land supply has been undertaken with a methodology generally consistent with that endorsed by the SAMDev Plan Inspector within her Report, whilst also reflecting subsequent changes to national policy and guidance.

1.32. This table confirms that Shropshire Council is able to demonstrate a four year housing land supply as at the 1st April 2023.

**Table 3: Comparison: Five Year Housing Requirement and Housing Land Supply**

Category	Core Strategy Requirement	Local Housing Need (2023)
Total Requirement:	7,007	5,425
Total Supply:	8,283	8,283
<b>Over / Under Provision:</b>	<b>+1,276</b>	<b>+2,858</b>
<b>Number of Years Supply:</b>	<b>5.91</b>	<b>7.63</b>

- 1.33. Identifying land sufficient for the delivery of enough housing to meet the housing requirement for the area is one of the key responsibilities of a Local Planning Authority.
- 1.34. Shropshire Council is in a position where it is able to demonstrate sufficient deliverable sites for **5.91 years supply of deliverable housing land against the housing requirement within the adopted Core Strategy (2011) and 7.63 years supply of deliverable housing land against the local housing need identified using Governments standard methodology (2023 base date to align with the base date for this assessment of housing land supply)**.
- 1.35. The focus must therefore be on delivery of sustainable housing, which is ultimately a market function undertaken by the development industry.
- 1.36. Please Note: The sites which make up the various components of the five year housing land supply as at the 31<sup>st</sup> March 2023 are included within Appendices A-I of the Shropshire Council: Five Year Housing Land Supply Statement (2023).

## 2. Introduction

- 2.1. The National Planning Policy Framework (NPPF) specifies that Local Planning Authorities are required to identify and annually review their housing land supply, unless their adopted Development Plan is less than five years and was found to have a five year supply of specific, deliverable sites at the time its examination concluded.<sup>8</sup> The adopted Development Plan for Shropshire is more than five years old, as such Shropshire Council is required to identify and annually review their housing land supply.
- 2.2. Generally, the purpose of an assessment of housing land supply is to determine if there are sufficient deliverable sites within a Local Authority Area to allow for the provision of five years' worth of housing. However, the NPPF indicates that in specific circumstances *"for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing...against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old."*<sup>9</sup>
- 2.3. These specific circumstances include where a draft Development Plan Document was submitted for examination at the date of publication of the revised NPPF (in December 2023). As the draft Shropshire Local Plan was submitted for examination on the 3<sup>rd</sup> September 2021, these specific circumstances apply in Shropshire.
- 2.4. The purpose of this document is to summarise the assessment of whether there are sufficient deliverable sites in Shropshire to allow for provision of four years' worth of housing. For robustness, this assessment is undertaken in the context of both the housing requirement within the adopted Development Plan and local housing need.
- 2.5. The National Planning Practice Guidance (NPPG) on Housing Supply and Delivery addresses the process for calculating housing land supply. It explains *"both the 5 year housing land supply and the 4 year housing land supply that authorities should demonstrate for decision making should consist of deliverable housing sites demonstrated against the authority's five year housing land supply requirement..."*<sup>10</sup>
- 2.6. Therefore, this assessment considers whether there are sufficient deliverable sites in Shropshire to allow for provision of four years' worth of housing over the five year period from 2023/24 to 2027/28. This

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<sup>8</sup> DLUHC, (2023), NPPF – Paragraphs 76 and 77

<sup>9</sup> DLUHC, (2023), NPPF – Paragraph 226

<sup>10</sup> DLUHC, (2024), NPPG: Housing Supply and Delivery (ID68), Paragraph 55

statement sets out the assessment of housing land supply in Shropshire as at 1st April 2023.

- 2.7. *Please Note: A separate assessment of Gypsy and Traveller accommodation (requirement and supply)<sup>11</sup> has also been undertaken and is available on the Shropshire Council website.*
- 2.8. The statement comprises six main components, these are the:
  - a. Housing land requirement;
  - b. Housing delivery;
  - c. Components of the housing land supply;
  - d. Calculation: housing land requirement and housing land supply;
  - e. Conclusion: housing land requirement and housing land supply; and
  - f. Schedules of sites included within the housing land supply.
- 2.9. Identifying land sufficient for the delivery of enough housing to meet the housing requirement for the area is one of the key responsibilities of a Local Authority. However, delivery of sustainable housing development is ultimately undertaken by the development industry.
- 2.10. In addition, further analysis of the information emerging from this assessment has been undertaken in order to provide a breakdown of the housing **commitments and completions by settlement (with a residential development guideline in the adopted Development Plan)**. This analysis forms an Annexe to this report.
- 2.11. Within all aspects of this assessment, account has been taken of dwellings recorded as completed at the base date for the supply (31st March 2023) and residential units lost through any development scheme, to produce a net figure.
- 2.12. To ensure the appraisal of the deliverability of the housing land supply is robust, a comprehensive methodology for the appraisal of sites has been utilised. This methodology is generally consistent with that endorsed by the Site Allocations and Management of Development (SAMDev) Plan Inspector within her Report<sup>12</sup> on the SAMDev Plan (2015), whilst also reflecting subsequent changes to national policy and guidance.
- 2.13. **Ultimately this assessment represents a cautious appraisal and presents a robust position on the housing land supply in Shropshire.**
- 2.14. This assessment will be updated annually as further information becomes available regarding the delivery of housing sites.

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<sup>11</sup> Shropshire Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2017), <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

<sup>12</sup> Planning Inspectorate, (2015), [www.shropshire.gov.uk/media/8232/samdev-plan-inspectors-report.pdf](http://www.shropshire.gov.uk/media/8232/samdev-plan-inspectors-report.pdf)

### 3. Housing Land Requirement

#### ***Identification of the Housing Land Requirement***

- 3.1. The NPPF specifies that when undertaking an assessment of housing land supply, *"the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old."*<sup>13</sup>
- 3.2. The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and the 'made' formal Neighbourhood Plans.
- 3.3. The strategic policies in the adopted Core Strategy (2011) set out the Council's vision, strategic objectives and broad spatial strategy to guide future development and growth in Shropshire to 2026. A key aspect of this spatial strategy was the identification of an ambitious housing target for Shropshire of **27,500 dwellings between 2006 and 2026** within Policy CS1.
- 3.4. The SAMDev Plan (2015) seeks to deliver the housing requirement identified within the Core Strategy (2011) (as recognised in Policy MD1), through the identification of deliverable sites for housing development and policies to appraise development proposals.

#### ***Identification of Local Housing Need***

- 3.5. Shropshire Council is currently progressing a Local Plan Review. To inform this review, Shropshire Council has completed a local housing need assessment for Shropshire (2020 base date). This assessment applies Governments standard methodology for calculating local housing need. A report summarising this assessment is available on the Council's website at: <https://shropshire.gov.uk/media/20572/local-housing-need-assessment-2020-ev069.pdf>
- 3.6. Shropshire Council has also reviewed local housing need using a 2023 base date. Notably, the resultant annual level of housing need is somewhat less than that within the 2020 base date assessment.
- 3.7. Although not produced for this purpose, the Shropshire Council local housing need assessments provide endorsement of the housing requirement within the adopted Development Plan, in that the annual local housing need identified is less than and as such would be met by achieving the annual housing requirement within the adopted Development Plan.

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<sup>13</sup> DLUHC, (2023), NPPF – Paragraph 77

- 3.8. Specifically, local housing need identified in the 2020 base date assessment was some 1,177 dwellings per annum; and local housing need identified in the 2023 base date assessment was 1,085 dwellings.
- 3.9. The housing requirement within the adopted Development Plan is subject to phasing<sup>14</sup>. For the remainder of the plan period of the adopted Development Plan, the annual housing requirement is some 1,530 dwellings. It is therefore apparent that the housing requirement in the adopted Development Plan is sufficient to deliver local housing need for the remainder of the plan period of the adopted Development Plan.
- 3.10. On the basis of this evidence, it is considered that whilst the strategic policies in the adopted Development Plan are more than five years old, it remains appropriate to assess housing land supply in Shropshire against the housing requirement within the adopted Development Plan, for the remainder of the plan period within the adopted Development Plan.
- 3.11. For the subsequent years of this assessment, housing land supply in Shropshire must be assessed against local housing need calculated using Governments standard methodology, 2023 base date to align with the base date for this assessment of housing land supply.
- 3.12. However, to demonstrate robustness of methodology, housing land supply will also be calculated against only local housing need, calculated using Governments standard methodology, 2023 base date to align with the base date for this assessment of housing land supply. The local housing need identified within the 2023 base date assessment was **1,085 dwellings per annum**.

### ***Identification of the Annual Housing Land Requirement Adopted Development Plan***

- 3.13. The Core Strategy (2011) and SAMDev Plan (2015) identify mechanisms for the release of sites, which support maintenance of a robust housing land supply over the plan period. This includes a trajectory for the phased release of housing land across the plan period within the supporting text of Core Strategy (2011) Policy CS10: Managed Release of Housing Land. This trajectory specifies that housing development will be phased in five year time bands, as follows:
- 2006/2011 – 1,190 dwellings per annum.
  - 2011/2016 – 1,390 dwellings per annum.
  - 2016/2021 – 1,390 dwellings per annum.
  - 2021/2026 – 1,530 dwellings per annum.

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<sup>14</sup> This phasing is described in Paragraph 5.5 of the explanatory text to Core Strategy (2011) Policy CS10. This phasing is used for the purposes of calculating annual housing requirements and monitoring delivery.

- 3.14. Shropshire Council considers this trajectory is the most appropriate mechanism for identifying the annual housing land requirement for the remainder of the plan period from **2023/24 to 2025/26**. As such the annual housing requirement for this period of assessment is **1,530 dwellings per annum**.
- 3.15. The Inspectors Report of the SAMDev Plan corroborates this position concluding that: *"The purpose of the housing trajectory in the CS is to illustrate the expected rate of housing delivery over the plan period, demonstrating how the Council will maintain delivery of a five-year supply of housing land to meet their housing target. It reflects timing constraints and was accepted by the Inspector. The phasing is to be subject to review, linked to monitoring through the SHLAA and the Five Year Housing Land Supply Statement. The CS therefore provides justification for the Council's preferred approach (scenario 1) for demonstrating how the SAMDev Plan will maintain delivery of a five year supply of housing land and meet the overall housing requirement. To do otherwise would not properly reflect the CS. The use of the phasing bands set out in the CS as the base requirement against which the five year housing land supply position is to be calculated is therefore justified"*<sup>15</sup>.
- 3.16. The trajectory is also consistent with local circumstances, as it:
- Reflects the impact of the economic downturn, which suppressed housing delivery in the early part of the plan period;
  - Reflects timing constraints due to the need for infrastructure to be put in place;
  - Recognises the acceleration of housing delivery resulting from the adoption of the SAMDev Plan; and
  - Reflects local circumstances and Development Plan objectives.
- 3.17. The remainder of the assessment period from **2026/27 to 2027/28**, is beyond the plan period within the adopted Development Plan. As such, local housing need must be utilised to assess housing land supply. It is logical to utilise the local housing need assessment (2023 base date) for this purpose, as this aligns with the base date for this assessment of housing land supply. This assessment concludes a local housing need of **1,085 dwellings per annum**.

## Housing Need

- 3.18. To demonstrate robustness of methodology, housing land supply has also been calculated against only local housing need, calculated using Governments standard methodology, 2023 base date to align with the base date for this assessment of housing land supply. This assessment concludes a local housing need of **1,085 dwellings per annum**.

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<sup>15</sup> Planning Inspectorate, (2015), [www.shropshire.gov.uk/media/8232/samdev-plan-inspectors-report.pdf](http://www.shropshire.gov.uk/media/8232/samdev-plan-inspectors-report.pdf)



## 4. Housing Delivery

### *Annual Housing Completions*

#### **Adopted Development Plan**

4.1. Using the annual housing land requirement identified within Core Strategy (2011) Policy CS10 and its supporting text, Shropshire Council has undertaken a review of housing completions within previous years of the plan period. The results of this review are summarised in Table 4.

**Table 4: Housing Requirement and Housing Completions in Shropshire (2006/07 - 2022/23)**

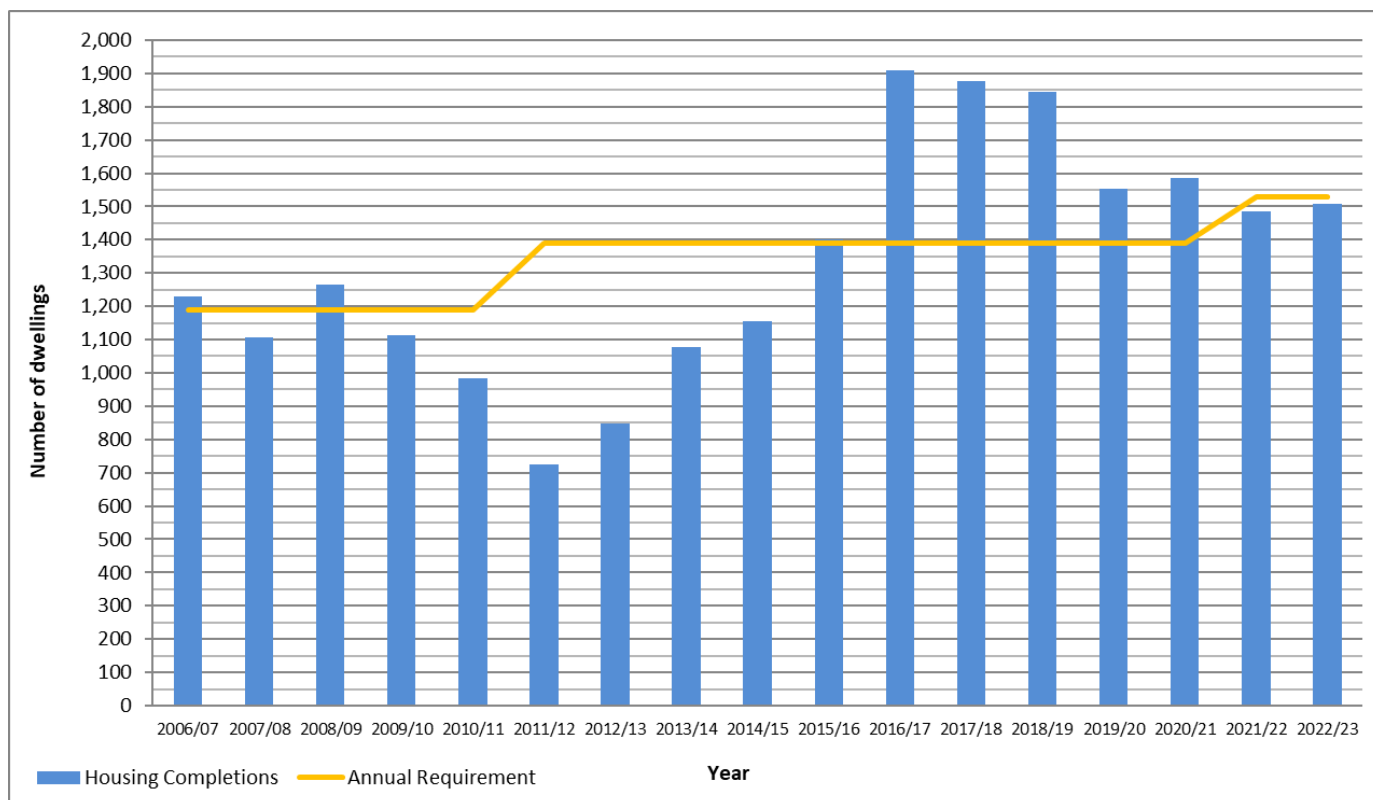
<b>Financial Year</b>	<b>Annual Requirement<sup>1</sup></b>	<b>Housing Completions</b>	<b>Over provision / shortfall</b>	<b>Cumulative provision</b>
2006/07	1,190	1,228	+38	+38
2007/08	1,190	1,106	-84	-46
2008/09	1,190	1,265	+75	+29
2009/10	1,190	1,112	-78	-49
2010/11	1,190	984	-206	-255
2011/12	1,390	724	-666	-921
2012/13	1,390	847	-543	-1,464
2013/14	1,390	1,079	-311	-1,775
2014/15	1,390	1,155	-235	-2,010
2015/16	1,390	1,402	+12	-1,998
2016/17	1,390	1,910	+520	-1,478
2017/18	1,390	1,876	+486	-992
2018/19	1,390	1,843	+453	-539
2019/20	1,390	1,554	+164	-375
2020/21	1,390	1,586	+196	-179
2021/22	1,530	1,485	-45	-224
2022/23	1,530	1,507	-23	-247

<sup>1</sup>Identified using the housing trajectory from the supporting text of Policy CS10 of the Core Strategy (2011).



4.2. These results have also been depicted graphically in Figure 1 below:

**Figure 1: Housing Requirement and Housing Completions in Shropshire (2006/07 - 2022/23)**



4.3. Table 4 and Figure 1 demonstrate that housing delivery rates in Shropshire have experienced 'peaks' and 'troughs' over the plan period thus far. This is to be expected and is generally reflective of the cycles that occur within the housing market, as there are a range of known and unknown factors that have influenced housing completion rates in Shropshire and/or will influence housing completion rates in the future (over the short, medium and/or long term).

4.4. During the early part of the plan period between 2006/07 and 2009/10, housing completion rates were generally comparable to the relevant annual housing requirement within the adopted Development Plan, reflecting market conditions at that time.

4.5. However, from 2008/09 to 2011/12, housing completion rates decreased year on year to a level significantly below the relevant annual housing requirement, primarily as a result of the economic downturn that occurred during this period and its impact on the housing market.

4.6. Housing completion rates experienced over the period from 2011/12 to 2016/17 increased year on year, reflecting the gradual emergence from this economic downturn with its impact on the housing market, and also demonstrating the positive effect of the introduction of the SAMDev Plan and the range of site allocations within it.

- 4.7. Housing completion rates between 2017/18 and 2020/21 remained high, exceeding the housing requirement, reflecting market conditions and the benefits of an up-to-date Development Plan.
- 4.8. In 2021/22 and 2022/23, housing completion rates remained high (exceeding 1,450 dwellings), but did drop below the relevant annual housing requirement, which represented the first years of the highest annual housing requirement rate within the trajectory for the phased release of housing land across the plan period.
- 4.9. It is considered that housing completions rates in 2021/22 and 2022/23 were positively and negatively influenced by a range of known and unknown factors. This included the benefits of an up-to-date Development Plan, prevailing market conditions and the rising cost of living, the implications of the Covid 19 pandemic, and geopolitical factors.

### Housing Need

4.10. Table 5 compares past housing completion rates with local housing need.

**Table 5: Local Housing Need and Housing Completions in Shropshire (2016/17 - 2022/23)**

Financial Year	Annual Local Housing Need			Housing Completions	Analysis
	2023 Base Date	2020 Base Date	Financial Year Base Date		
2016/17	<b>1,085</b>	1,177	1,270	<b>1,910</b>	Housing completions exceed all considered assessments of local housing need.
2017/18	<b>1,085</b>	1,177	1,245	<b>1,876</b>	Housing completions exceed all considered assessments of local housing need.
2018/19	<b>1,085</b>	1,177	1,263	<b>1,843</b>	Housing completions exceed all considered assessments of local housing need.
2019/20	<b>1,085</b>	1,177	1,212	<b>1,554</b>	Housing completions exceed all considered assessments of local housing need.
2020/21	<b>1,085</b>	1,177	1,177	<b>1,586</b>	Housing completions exceed all considered assessments of local housing need.
2021/22	<b>1,085</b>	1,177	1,147	<b>1,485</b>	Housing completions exceed all considered assessments of local housing need.
2022/23	<b>1,085</b>	1,177	1,085	<b>1,507</b>	Housing completions exceed all considered assessments of local housing need.

4.11. For the purpose of this assessment, it is the 2023 base date assessment of local housing need which is utilised, as it aligns with the base date for this assessment of housing land supply.

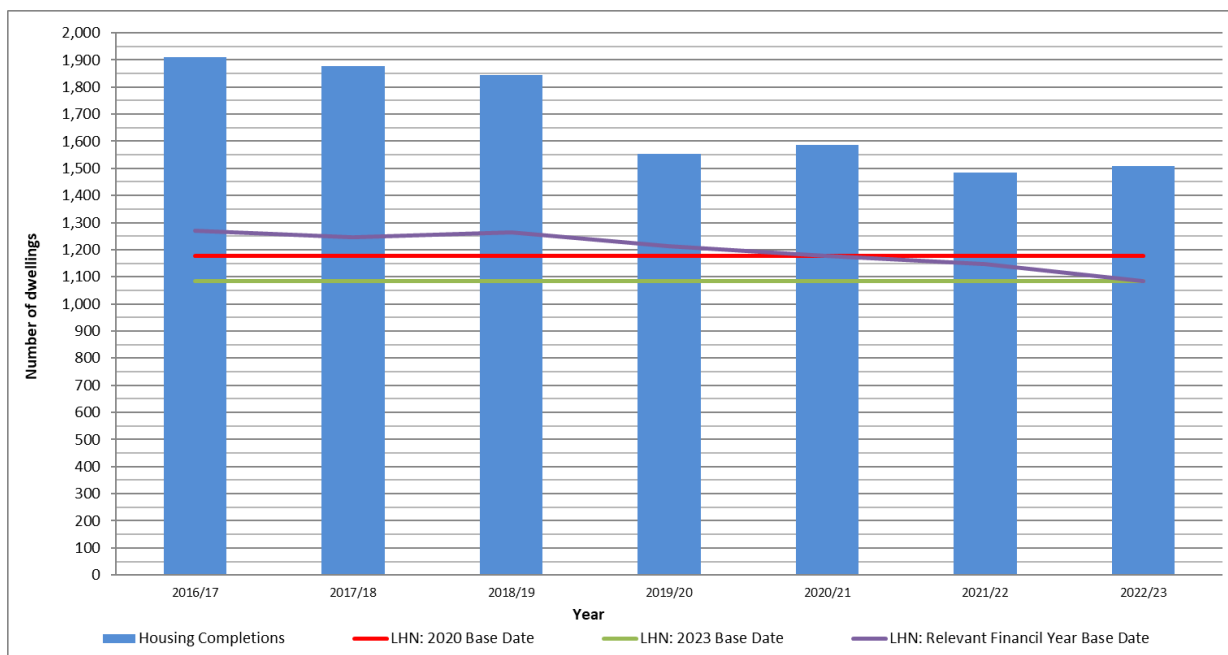
4.12. However, for completeness, Table 5 compares past housing completion rates with:

- a. Local housing need resulting from the 2023 base date local housing need assessment (as this assessment aligns with the based date for this assessment of housing land supply and as such is used within this assessment of housing land supply).
- b. Local housing need resulting from the 2020 base date local housing need assessment (as this assessment underpins the proposed housing requirement within the draft Shropshire Local Plan).
- c. Local housing need resulting from the assessment with the same base date as the year of completion.

4.13. The past completions data in Table 5 covers the period from 2016/17 to present, as this start date aligns with the start of the proposed plan period within the draft Shropshire Local Plan and the first calculation of housing need using Government’s standard methodology for assessing housing need.

4.14. These results have also been depicted graphically in Figure 2 below:

**Figure 2: Local Housing Need and Housing Completions in Shropshire (2016/17 - 2022/23)**



4.15. It is apparent that housing completion rates experienced over the period from 2016/17 to 2022/23 have consistently exceeded local housing need as calculated within the local housing need assessment (2023 base date, 2020 base date, and the relevant completion years base date).

## ***Past Over/Under-Delivery***

### **Adopted Development Plan**

- 4.16. As summarised in paragraphs 4.1-4.9 of this document, housing delivery rates have experienced 'peaks' and 'troughs' over the plan period thus far. Overall, whilst there has been very strong housing completion rates in recent years, as a result of the lower levels of delivery within earlier part of the plan period (as a result of the economic downturn), there has been a **cumulative under delivery of some 247 dwellings**.
- 4.17. It should be noted that the cumulative level of under delivery is significantly lower than that which was present earlier in the plan period, demonstrating the positive impact of having an up-to-date Development Plan and the strong housing market in Shropshire over recent years.
- 4.18. Nationally, a number of methodological approaches have been utilised for redistributing past under-delivery within the plan period, in order to ensure the total housing requirement identified for a plan is met within the lifespan of the plan. The two most common are:
- a. Requiring past under-delivery to be delivered within the next five years of the plan (often referred to as 'the Sedgefield approach').
  - b. Requiring past under-delivery to be delivered over the remaining plan period (often referred to as 'the Liverpool approach').
- 4.19. The NPPG on Housing Supply and Delivery states "*The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal*"<sup>16</sup>.
- 4.20. As such, Shropshire Council will continue to apply 'the Sedgefield approach' and include **all past under-delivery of 247 dwellings** that has occurred over the plan period thus far, within the **next five years**.

### **Housing Need**

- 4.21. As summarised in paragraphs 4.10-4.15 of this document, housing delivery rates since 2016 (which aligns with the start of the proposed plan period within the draft Shropshire Local Plan and the first calculation of housing need using Government's standard methodology for assessing housing need) have exceeded local housing need (as calculated within

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<sup>16</sup>DLUHC, (2024), NPPG (ID68), Paragraph 031

local housing need assessment with a 2023 base date, 2020 base date, and the relevant completion years base date).

- 4.22. As such during this period, there has been no under-delivery of housing against local housing need.

### **Housing Delivery Test**

- 4.23. The NPPF states *"Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)."*<sup>17</sup>

- 4.24. The footnote to this paragraph explains that significant under-delivery *"will be measured against the Housing Delivery Test"*<sup>18</sup> and occurs where this *"indicates that delivery was below 85% of the housing requirement."*<sup>18</sup> For the avoidance of doubt, in no other circumstances is a buffer of the five year housing land supply required within the NPPF.

- 4.25. Government has published guidance on the housing delivery test, including a measurement rule book, which explains how it is calculated.

- 4.26. In summary, the housing delivery test is *"a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three year period"*<sup>19</sup>. The calculation can therefore be summarised as follows:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 4.27. The guidance then goes on to identify the method for calculating homes delivered and required. In summary:

- a. *"The number of net homes delivered is the National Statistic for net additional dwellings over a rolling three year period, with adjustments for net student and net other communal accommodation"*<sup>19</sup>.
- b. The number of homes required is the lower of:
  - i. *"the latest adopted housing requirement, including any unmet need from neighbouring authorities which forms part of that adopted housing requirement. This requirement will be the stepped housing requirement (or the annual average requirement where there is no stepped requirement)"*<sup>19</sup>, where the housing requirement is less than five years old; **or**

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<sup>17</sup> DLUHC, (2023), NPPF – Paragraph 77

<sup>18</sup> DLUHC, (2023), NPPF – Footnote 43 to Paragraph 77

<sup>19</sup> DLUHC, (was HCLG), (2018), Housing Delivery Test Measurement Rule Book

ii. "the minimum annual local housing need figure (and any need from neighbouring authorities which it has been agreed should be planned for, and which has been tested at examination) for that authority calculated with a base date of 1<sup>st</sup> April each year"<sup>19</sup>.

4.28. The most recent Housing Delivery Test measurement is that for 2022, which was published in December 2023.

4.29. This 2022 measurement concluded that within Shropshire, over the relevant three years (2019/20, 2020/21 and 2021/22), housing delivery exceeded housing required, with delivery at 152%. It also confirmed that as a result there is no consequence in Shropshire<sup>20</sup>.

4.30. This calculation undertaken can be summarised as follows:

**Housing Delivery Test** =  $\frac{\text{Total net homes delivered over three year period (4,625)}}{\text{Total number of homes required over three year period (3,040)}}$   
**(152%)**

4.31. Please Note: Within Governments measurement, the housing completions figure for the 2019/20 period was updated to reflect updated housing completion data provided by Shropshire Council. However, this update did not include the completed communal accommodation (equating to 12 net dwellings, using the methodology within the Housing Delivery Test Measurement Rulebook). This does not result in a significant change to the results of the measurement.

### ***Housing Buffer***

4.32. The latest Housing Delivery Test data indicates that within Shropshire, housing completions over the last three years have exceeded housing required, **as such no buffer is required of the housing land supply.**

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<sup>20</sup> DLUHC, (2023), Housing Delivery Test, <https://gov.uk/government/collections/housing-delivery-test>

# 5. Housing Land Supply

## ***Introduction***

5.1. Shropshire Council has undertaken a cautious and robust assessment of the housing land supply in Shropshire. This part of the statement identifies the methodological approach utilised during this assessment.

## ***Definition of a Dwelling***

5.2. In order to undertake an assessment of housing land supply, a definition of a dwelling must be identified. This ensures consistency and robustness of the assessment.

5.3. Shropshire Council considers that the most appropriate definition of a dwelling for the purposes of an assessment of housing land supply is that provided by the Office for National Statistics (ONS), as it is data collected by the ONS that underpins the assessment of Housing Need, informing the subsequent Housing Requirement.

5.4. This definition has also been endorsed by the Department for Levelling Up Housing & Communities (DLUHC), the department responsible for producing the NPPF and National Planning Practice Guidance (NPPG). The NPPF and NPPG identify the circumstances within which Local Planning Authorities are required to undertake an annual assessment of housing land supply and outline the parameters for such an assessment.

5.5. Furthermore, the definition is consistent with that applied when determining whether a unit would generate an award under the New Homes Bonus and whether it should be subject to Council Tax.

5.6. This definition of a dwelling is as follows: "*A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address.*"<sup>21</sup>.

## **Specialist Housing**

5.7. The term 'specialist housing' can be applied to a range of accommodation types intended to meet the needs of those who need assistance (primarily but not necessarily the elderly). The NPPG on housing for older

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<sup>21</sup> DLUHC, (2023), Housing Flow Reconciliation, [https://assets.publishing.service.gov.uk/media/64bf9d8dd4051a000d5a9281/HFR\\_Guidance\\_-\\_2022-2023.pdf](https://assets.publishing.service.gov.uk/media/64bf9d8dd4051a000d5a9281/HFR_Guidance_-_2022-2023.pdf)



and disabled people explains that there is "a significant amount of variability in the types of specialist housing for older people"<sup>22</sup>. It also provides an indicative list and summary of the categories of specialist housing available. These are:

**"Age-restricted general market housing:** *This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.*

**Retirement living or sheltered housing:** *This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.*

**Extra care housing or housing-with-care:** *This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.*

**Residential care homes and nursing homes:** *These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.*<sup>22</sup>

- 5.8. When grouped together such specialist housing is often termed 'continuing care retirement communities' or 'retirement villages'.

#### *Specialist Housing: Self-Contained Dwellings*

- 5.9. The use-class of specialist housing is often the topic of considerable debate. Specialist housing has in different circumstances been categorised use-class C3, C2, or sui-generis. Ultimately all these forms of specialist housing are considered a form of dwelling/housing, as is apparent throughout the references to it within both NPPF and NPPG (including the NPPG on housing for older and disabled people).

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<sup>22</sup> DLUHC (was HCLG), (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 010



- 5.10. The use-class assigned to specialist housing is therefore not necessarily a reflection of the type of accommodation provided, being strongly influenced by the level of care and community facilities available. Indeed, the NPPG on housing for older and disabled people specifies that *"When determining whether a development for specialist housing for older people falls within C2 (Residential Institutions) or C3 (Dwellinghouse) of the Use Classes Order, consideration could, for example, be given to the level of care and scale of communal facilities provided."*<sup>23</sup>
- 5.11. Shropshire Council considers that it is most appropriate to apply the ONS and DLUHC definition of a dwelling when determining if these units of accommodation are dwellings.
- 5.12. Where the units comply with this definition (are self-contained, with their own living space, bedroom, bathroom and kitchen behind their own front door) then they are considered to represent a dwelling(s) for the purpose of this assessment of housing land supply.
- 5.13. The SAMDev Plan Inspector endorsed the approach taken by Shropshire Council in relation to these units, stating within Paragraph 49 of her report that *"It is reasonable to include care home accommodation within the 5 year housing land supply where it is in the form of self-contained units. Shropshire Council has been very cautious in its consideration of which extra care/care home facilities can be included within the supply, giving consideration to the details of a particular scheme rather than simply the description of development which may be misleading"*<sup>24</sup>.
- Specialist Housing: Communal Accommodation*
- 5.14. Where specialist housing does not constitute a self-contained dwelling, it is considered to represent communal accommodation. In the past, Shropshire Council did not include such communal accommodation within its housing land supply.
- 5.15. However, in 2018 Shropshire Council commenced consideration of such communal accommodation for the elderly within its housing land supply. This is to reflect guidance within the NPPG on Housing Supply and Delivery, which specifies that *"Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market"*<sup>25</sup>.

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<sup>23</sup> DLUHC, (was HCLG), (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 014

<sup>24</sup> PINS (2015), Report on the Examination into Site Allocations and Management of Development (SAMDev) Plan, <https://shropshire.gov.uk/media/8232/samdev-plan-inspectors-report.pdf>

<sup>25</sup> DLUHC, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 035

- 5.16. The NPPG on Housing for Older and Disabled People specifies how such accommodation should be accounted for within the housing land supply, stating: *“plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data”*<sup>26</sup>.
- 5.17. Currently the average number of adults living in all households is 1.8. As such the calculation of the contribution of completed communal accommodation to total housing supply would be as follows:
- “Net bedrooms in communal accommodation  
Average number of adults in households in England (currently 1.8)”*<sup>27</sup>
- 5.18. For consistency, the NPPG on Housing Supply and Delivery also specifies that *“Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test...”*<sup>28</sup>.
- 5.19. Shropshire Council commenced monitoring consents/completions on other communal accommodation for the elderly from the 2018/19 monitoring period. The contribution that such properties make to the housing completions and housing land supply have been calculated consistent with the NPPG.

### **Student Accommodation**

- 5.20. The NPPG on Housing Supply and Delivery states *“All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority’s housing land supply based on:*
- *The amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or*
  - *The extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.*
- This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students.*

<sup>26</sup> DLUHC (was HCLG), (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 016a

<sup>27</sup> DLUHC (was HCLG), (2018), Housing Delivery Test Measurement Rule Book

<sup>28</sup> DLUHC, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 041

*Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling”<sup>29</sup>.*

- 5.21. Currently the average number of students in student only households is 2.5. As such the calculation of the contribution of completed communal accommodation to total housing supply would be as follows:

*Net bedrooms in student communal accommodation*

*Average number of students in student only households in England (currently 2.5)<sup>30</sup>*

- 5.22. For consistency, the NPPG on Housing Supply and Delivery also specifies that “*Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test...*”<sup>31</sup>.
- 5.23. This approach has been applied to student accommodation within the housing land supply from the 2017/18 monitoring period. The contribution that such properties make to the housing completions and housing land supply have been calculated consistent with the NPPG.

## **Annexes**

- 5.24. In conformity with the ONS and DLUHC definition of a dwelling, Shropshire Council considers that annexes represent self-contained dwellings where they:
- a. Are self-contained (have their own living space, bedroom, bathroom and kitchen); and
  - b. Have their own point of access; and
  - c. Are not subject to conditions on occupancy, that restrict a self-contained household from being formed within them<sup>32</sup>.
- 5.25. Consequently, where annexes comply with these criteria, they will be considered as part of the review of the housing land supply.

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<sup>29</sup> DLUHC, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 034

<sup>30</sup> DLUHC (was HCLG), (2018), Housing Delivery Test Measurement Rule Book

<sup>31</sup> DLUHC, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 041

<sup>32</sup> DLUHC (was HCLG), (2020), Housing Flow Reconciliation,

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/905338/Housing\\_Flows\\_Reconciliation\\_guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/905338/Housing_Flows_Reconciliation_guidance.pdf)

## **Deliverable Sites**

- 5.26. When reviewing the housing land supply, Shropshire Council is required to undertake an assessment of dwellings on sites to determine if they are deliverable, developable or not currently developable for housing. This then informs consideration of when the site and the dwellings upon it are likely to come forward for development.
- 5.27. Sites to be included within the first five years of the housing land supply should be considered deliverable. The NPPF states that *"To be considered deliverable, 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.*

*In particular:*

*a) sites which do not involve major development and have planning permission, and all 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 (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years"<sup>33</sup>.*

- 5.28. It is apparent that this is not intended to be an exhaustive list of the types of site which can be considered deliverable and that sites do not need to involve non-major development and have Planning Permission or have detailed Planning Permission to be included within the first five years of the housing land supply. Rather the requirement is that there is clear evidence, through assessment of a site, that concludes that it is **available now**; offers a **suitable location for development now**; and is **achievable** with a realistic prospect that **housing will be delivered** within five years.
- 5.29. For the purposes of this assessment deliverable dwellings are on:
- a. Sites with extant Planning Permission at the 31<sup>st</sup> March 2023.
  - b. Sites with an extant and positive Prior Approval decision at the 31<sup>st</sup> March 2023.
  - c. Selected sites with a resolution to grant Planning Permission as at the 31<sup>st</sup> March 2023 which are likely to be deliverable within five years.

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<sup>33</sup>DLUHC, (2023), NPPF – Annex 2: Glossary

- d. Selected site allocations within the adopted Development Plan which are likely to be deliverable within five years.
- e. Selected sites proposed for allocation for development within the draft Shropshire Local Plan which are likely to be deliverable within five years.
- f. Selected sites from the Strategic Land Availability Assessment (SLAA) which are likely to be deliverable within five years.
- g. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years.
- h. Windfall sites.

### ***Build Rates and Lead-in Times***

5.30. When reviewing housing land supply, Shropshire Council must make assumptions about lead-in times and build rates on development sites.

#### **Lead-in Times**

- 5.31. Lead-in time is the period before construction starts on a site. Inevitably a range of factors influence lead-in times. To ensure consistency in its assessment, Shropshire Council has identified **very cautious standard assumptions on lead-in times**, which reflect the broad range of residential development that occurs in Shropshire, the different mechanisms for securing consent for development, and the diversity of our settlements and associated development opportunities.
- 5.32. Residential development schemes that occur in Shropshire include a very significant volume of small scale residential developments, a significant volume of moderate and larger scale residential development schemes, a substantial number of residential-led mixed use developments, a number of sustainable urban extensions to our larger Strategic, Principal and Key Centres, and new strategic settlements (such as at the Former Ironbridge Power Station).
- 5.33. Routes to securing consent for residential development include via permitted development rights (often with prior approval); full planning permission; outline planning permission and subsequent reserved matters permissions; and hybrid planning permission (where parts of the development are approved in full and others in outline with a requirement for subsequent reserved matters permissions). In addition, many planning applications are subject to S106 Legal Agreements, with associated timescales for their negotiation and sign-off.
- 5.34. Further variety is created as planning applications can be subject to a Planning Performance Agreement (PPA) which establishes an agreed framework and timescale for their consideration. Also, many planning

applications benefit from pre-application discussions, which can enhance the quality of a proposal and reduce timescales for their determination. Information on the Council’s pre-application services is available on the Council website at: <https://next.shropshire.gov.uk/planning-and-development/planning/applications/pre-application-advice/>

- 5.35. The diversity of our settlements is not just about scale, but also their character, appearance, heritage and communities. Development opportunities within our settlements are influenced by these characteristics.
- 5.36. Responding to the variety of residential development that occurs, the different mechanisms available to secure consent for development, and the diversity of our settlements and development opportunities, in identifying standard assumptions for lead-in times, the Council had identified a realistic but cautious time range for each of the key stages.
- 5.37. Table 6 summarises the Council’s standard lead-in time assumptions:

**Table 6: 'Standard' Lead-in Times in Shropshire**

Action	Months as a range		
Preparation of Application	1	6	8-21
Local Planning Authority Consideration of Application	2	3	
Completion of S.106 Legal Agreement	1	6	
Preparation of Reserved Matters Application (if applicable) & Discharging of Conditions	2	3	
Local Planning Authority Consideration of Reserved Matters Application(s) (if applicable)	2	3	
Site Mobilisation	2	6	2-6
Infrastructure Implementation			
Build First Dwelling			
<b>Totals:</b>	<b>10</b>	<b>27</b>	<b>10-27</b>

- 5.38. As such, the Council’s standard assumptions for lead-in time allow for **between 10 and 27 months from preparation of a planning application for a development to the completion of the first dwelling on a site.** It is considered that the assumptions made by the Council on lead-in times are both realistic and locally responsive.
- 5.39. Development occurring on larger sites in Shropshire is more than capable of commencement within six months following the grant of approval, with examples provided below. This is not surprising considering many larger sites are Development Plan allocations and benefit from significant amounts of design work, site marketing and discussions with the Council prior to the submission of an application.



5.40. For instance:

- a. 13/03055/FUL Land at Aston Street, Shifnal (115 dwellings): Decision notice issued on 24th March 2014. Commencement on 7th April 2014. Development completed during 2017/18.
- b. 13/00893/FUL Phase 1 of the Shrewsbury South SUE (291 dwellings): Decision notice issued on 9th May 2014. Commencement on 27th May 2014. Development completed during 2022/23.
- c. 14/01264/FUL Mount Farm, Whitchurch (100 dwellings): Decision notice issued on 23rd December 2014. Commencement on 23rd March 2015. Development completed during 2018/19.
- d. 14/05343/FUL Land West of Ellesmere Road, Shrewsbury (147 dwellings): Decision notice issued on 26th March 2015. Commencement on 15th June 2015. Development completed during 2018/19.
- e. 16/02618/FUL Phase 3 of the Shrewsbury South SUE (159 dwellings): Decision notice issued on 19th December 2016. Commencement on 16th January 2017. Development completed during 2019/20.
- f. 16/05474/FUL Land East of A53, Shrewsbury Road, Shawbury (50 dwellings): Decision notice issued 4th October 2017. Commencement on 21st October 2017. Development completed during 2019/20.
- g. 17/05554/FUL Land to the North of Hall Bank, Pontesbury (86 dwellings): Decision notice issued 10th September 2018. Commencement on 17th September 2018. Development completed during 2021/22.
- h. 21/01748/FUL Land to North of Oteley Road, Shrewsbury (66 bedroom care home): Decision notice issued 9th August 2021. Commencement on 6th October 2021. Development completed during 2022/23.
- i. 20/01957/FUL Land at Churncote, Off Welshpool Road, Shrewsbury (340 dwellings): Decision notice issued 1st March 2022. Commencement on 3rd March 2022. Development ongoing.
- j. 22/03543/FUL Land to the South of Welshpool Road, Shrewsbury (106 dwellings): Decision notice issued on the 7th July 2023. Commencement on the 30th October 2023. Development ongoing.

5.41. These assumptions represent a cautious assessment of the timescales taken to undertake key stages in the development process such as preparing for and undertaking pre-application discussions; carrying out supporting investigations and surveys; securing Planning Permission; completing Section 106 Legal Agreements; discharging pre-commencement conditions; and undertaking pre-construction works.

5.42. Where possible, to increase accuracy of assumptions on lead-in times, they have been further refined through discussions with landowners, land promoters and developers to ensure Shropshire Council can have significant confidence that assumptions for each site are realistic.

### **Build Rates**

5.43. Build rates represent the number of dwellings that it is anticipated will be completed on a site, per-annum. Similar to lead-in times, there are a range of factors that will dictate build rates.

5.44. To ensure consistency in its assessment, Shropshire Council has identified 'standard' build rates, based on its own monitoring of development activity and feedback from the Shropshire Council Developer Panel (consisting of representatives of the various scales of the development industry operating in Shropshire), which indicated that general build rates on sites in Shropshire are around 30-40 units/year.

5.45. Further feedback from the Panel has also indicated that on large sites, build rates can be multiplied to take into consideration that two or more developers (outlets) may be constructing housing units at the same time. Ultimately, it is the experience of many local developers that '*the right site sells well*' in Shropshire.

5.46. The Council's 'standard' build rates are summarised in Table 7 below:

**Table 7: 'Standard' Build Rates in Shropshire**

<b>Location of Development</b>	<b>Anticipated Build Rate*</b>
North Shropshire	25 dwellings/year
Central Shropshire	38 dwellings/year
South Shropshire	36 dwellings/year

\*Sites of more than 250 dwellings and/or with multiple outlets will be subject to a large site multiplier.

5.47. It is considered these build rates represent a fair and reasonable reflection of the local market. However, where possible, to further increase accuracy of assumptions on build rates, proactive discussions are undertaken with landowners, land promoters and developers regarding build-rates on specific sites, to ensure Shropshire Council can have significant confidence that build rate assumptions are realistic.



## **Sites with Planning Permission as at 31<sup>st</sup> March 2023 (Appendices A and B)**

- 5.48. The NPPF states that: *"To be considered deliverable, 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. In particular:*
- a) sites which do not involve major development and have planning permission, and all 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 (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years"*<sup>34</sup>.
- 5.49. Consistent with the NPPF, Shropshire Council considers the majority of dwellings on sites with extant Planning Permission to be deliverable and suitable for inclusion within the five year housing land supply.
- 5.50. Shropshire Council recognises some development sites can take a number of years to build out. As such, the number of dwellings expected to be completed annually on deliverable sites is informed by the 'standard' assumptions on lead-in times and build rates – refined through proactive discussions with landowners, land promoters and developers where possible.
- 5.51. Where a proportion of the dwellings on a deliverable site with Planning Permission are expected to occur beyond the next five years, only the dwellings considered deliverable within the first five years are included within the five year housing land supply.
- 5.52. To ensure further robustness within this assessment of housing land supply, Shropshire Council has also applied a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission will not be delivered in the five year period.
- 5.53. This approach to non-delivery rates is comparable to that utilised by many Local Planning Authorities and is also analogous with standard industry practice. Ultimately there is no mandatory requirement to apply a non-delivery rate to sites with Planning Permission in the housing land supply.

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<sup>34</sup>DLUHC, (2023), NPPF – Annex 2: Glossary

- 5.54. Shropshire Council considers the use of a consistent assumption that 10% of deliverable dwellings on sites with Planning Permission will not be delivered in the five year period is appropriate and represents a robust approach to variations in the market and other factors that might inhibit development and ensures a comprehensive and consistent assessment of housing land supply.
- 5.55. The deliverable residential sites with Planning Permission are identified within Appendix A of this document. Consistent with the NPPF, where the extant Planning Permission is an outline consent for major development, the sites deliverability is documented within Appendix B of this document.

### ***Sites with a Prior Approval decision as at 31<sup>st</sup> March 2023 (Appendix C)***

- 5.56. Sites with Prior Approval are comparable to sites with detailed Planning Permission. As such, similar to sites with Planning Permission, Shropshire Council considers the majority of dwellings on sites with an extant Prior Approval decision (where the decision is either Prior Approval is not required or is approved) are deliverable and suitable for inclusion within the five year housing land supply.
- 5.57. This is consistent with Governments stated intention for amending Permitted Development Rights, for example: *"under new Class MB agricultural buildings will be able to change to up to three dwelling houses (C3), and carry out associated building works, so that rural businesses can diversify **while increasing housing supply**"<sup>35</sup> (my emphasis).*
- 5.58. Another example is: *"Permitted development rights have an important role to play in the planning system. They provide a more streamlined planning process with greater planning certainty, while at the same time allowing for local consideration of key planning matters through a light-touch prior approval process. Permitted development rights can incentivise certain forms of development by providing developers with a greater level of certainty, within specific planning controls and limitations. Individual rights provide for a wide range of development and include measures to **incentivise and speed up housing delivery**."<sup>36</sup> (my emphasis).*

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<sup>35</sup> Explanatory Memorandum to the Town and Country Planning (General Permitted Development (Amendment and Consequential Provisions) (England) Order 2014

<sup>36</sup> Explanatory Memorandum to the Town and Country Planning (General Permitted Development ETC.) (England) (Amendment) Order 2021

- 5.59. For the avoidance of doubt, where a proportion of the dwellings on a deliverable site with Prior Approval are expected to occur beyond the next five years, only the dwellings considered deliverable within the first five years are included within the five year housing land supply.
- 5.60. However, similar to dwellings on sites with Planning Permission, it is recognised a small proportion of dwellings on sites with a Prior Approval considered deliverable may not be delivered in the five year period.
- 5.61. With this consideration in mind and to ensure the robustness of this assessment, Shropshire Council has applied a very cautious assumption that 10% of deliverable dwellings on sites with Prior Approval will not be delivered in the five year period.
- 5.62. These sites are identified within Appendix C of this document.

### ***Sites with a 'resolution to grant' Planning Permission as at 31<sup>st</sup> March 2023 (Appendix D)***

- 5.63. In some cases, Shropshire Council has 'resolved to grant' Planning Permission on a site, subject to completion of a S106 Legal Agreement.
- 5.64. Selected sites with a 'resolution to grant' Planning Permission have been included in the five year housing supply, as they are considered to be deliverable (as demonstrated by the fact that they have sufficiently progressed to the point where a Planning Application has been submitted and a 'resolution to grant' the Planning Application has been reached).
- 5.65. When considering the deliverability of sites with a 'resolution to grant' Planning Permission, Shropshire Council has exercised caution to ensure the assessment of housing land supply is robust. Therefore, sites are only considered deliverable where they comply with one or more of the following criteria:
- a. The site subject to the Planning Application is an allocation in the adopted Development Plan.
  - b. The site subject to the Planning Application is located within a settlement development boundary and the settlement has been identified as a suitable location for infill/windfall development in the adopted Development Plan.
  - c. The site subject to the Planning Application is for affordable housing, rural workers housing or an agricultural workers dwelling.
  - d. The site subject to the Planning Application is for conversion of an existing building, such as a barn.
  - e. The site subject to the Planning Application is for redevelopment of a select number of sustainable brownfield sites.

- f. The site subject to the Planning Application had a 'resolution to grant' Planning Permission subject to completion of a S106 Legal Agreement at the 31<sup>st</sup> March 2023 and has subsequently been approved.
- 5.66. For the avoidance of doubt, where a proportion of the dwellings on a deliverable site with a 'resolution to grant' Planning Permission are expected to occur beyond the next five years, only the dwellings considered deliverable within the first five years are included within the five year housing land supply.
- 5.67. This robust approach to filtering Planning Applications with a 'resolution to grant', is complemented by the application of a very cautious assumption that 10% of deliverable dwellings on sites with a 'resolution to grant' Planning Permission will not be delivered in the five year period.
- 5.68. **Please Note: Inclusion of sites with a 'resolution to grant' Planning Permission within this assessment of housing land supply is without prejudice to the Plan making process or completion of the S106 Legal Agreement and final Planning Application decision.**
- 5.69. These sites are identified within Appendix D of this document. For consistency, where a 'resolution to grant' Planning Permission relates to an Outline Planning Application for major development, the sites deliverability has been further documented within this Appendix.

### ***Sites allocated for development within the Development Plan (Appendix E)***

- 5.70. Within Shropshire, strategic locations for development were identified in the adopted Core Strategy (2011) and sites have been allocated for development within the adopted SAMDev Plan (2015). Further information on these two documents is available in Chapter 3: Housing Land Requirement.
- 5.71. Further residential development sites have been allocated through 'made' Neighbourhood Plans (which become part of the adopted Development Plan when 'made').

### **Sustainable Urban Extensions (SUE's)**

- 5.72. The Core Strategy (2011) identifies Sustainable Urban Extensions (SUE's) in Shrewsbury and Oswestry (Core Strategy (2011) Policies CS2 and CS3 respectively) as strategic locations for growth.

5.73. The status of these SUE's is summarised in Table 8:

**Table 8: Shropshire Sustainable Urban Extensions**

<b>Site Name:</b> Shrewsbury South SUE
<b>Site Location:</b> Shrewsbury
<p><b>Overview:</b></p> <ul style="list-style-type: none"> <li>• Masterplan prepared for the site and adopted by Shropshire Council.</li> <li>• Site subject of comprehensive development in accordance with the adopted masterplan, to include approximately 950 dwellings, employment land and related infrastructure.</li> <li>• Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery.</li> <li>• Development to be brought forward in coordinated phases.</li> </ul> <p><b>Residential Phase 1 of the Shrewsbury South SUE:</b></p> <ul style="list-style-type: none"> <li>• Full Planning Permission (13/00893/FUL) granted in May 2014 for 291 dwellings, with development also commencing in May 2014. Development completed in 2022/23.</li> <li>• Full Planning Permission (21/01748/FUL) granted for a 66 bedroom care home in August 2021 (remainder of phase 1), with development commencing in October 2021. Development completed in 2022/23.</li> </ul> <p><b>Residential Phase 2 of the Shrewsbury South SUE:</b></p> <ul style="list-style-type: none"> <li>• Outline Planning Permission (14/04428/OUT) granted for up to 550 dwellings and a 70 bed care home (entirety of phase 2) in June 2015. <ul style="list-style-type: none"> <li>-Series of Reserved Matters Permissions for engineering works; construction of access road; construction of attenuation ponds etc granted in March; May; and September 2016. Works subsequently completed.</li> <li>-Reserved Matters Permission (17/06149/REM) granted in April 2018 for 164 dwellings. Development ongoing.</li> <li>-Reserved Matters Permission (19/00048/REM) granted in April 2019 for 49 dwellings. Development completed in 2021/22.</li> <li>-Reserved Matters Permission (19/04460/REM) granted in March 2020 for 175 dwellings. Development ongoing.</li> <li>-Reserved Matters Permission (19/05470/REM) granted in April 2020 for 162 dwellings. Development ongoing.</li> </ul> </li> <li>• Alternative Outline Planning Permission (21/02982/OUT) subsequently granted replacing the proposed 70 bedroom Care Home with 35 dwellings (the remaining residential component subject to Outline Planning Permission 14/04428/OUT). <ul style="list-style-type: none"> <li>-A Reserved Matters Permission (22/01867/REM) was subsequently granted in August 2022. Development ongoing.</li> </ul> </li> </ul> <p><b>Residential Phase 3 of the Shrewsbury South SUE:</b></p> <ul style="list-style-type: none"> <li>• Full Planning Permission (16/02618/FUL) for 159 dwellings (entirety of phase 3) was approved in December 2016. Development completed in 2019/20.</li> </ul> <p><b>Wider Development:</b></p> <ul style="list-style-type: none"> <li>• Hybrid Planning Permission (18/04194/FUL) granted on part of the local centre phase 1 site for a food store and specialist housing for older people (Outline Planning Permission applies to the care home and extra-care apartments). <ul style="list-style-type: none"> <li>-The food store has been constructed.</li> <li>-Reserved Matters Permission (19/04101/REM) subsequently granted for 80 bed Care Home. Development completed in 2022/23.</li> <li>-The 57 extra-care apartments lapsed, but Shropshire Council understands there remains developer interest and an intention to bring forward this form of development on the site. Shropshire Council considers there is clear evidence this component of site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.</li> </ul> </li> </ul>

**Site Name:** Shrewsbury South SUE

**Site Location:** Shrewsbury

- Full Planning Permission (22/04029/FUL) granted for the first phase of employment development on around 11ha of land.
- Other development including a garden centre and retail units approved and completed.

**General:**

- There are now numerous outlets operating across the Shrewsbury South SUE and development is progressing at pace.

**Site Name:** Shrewsbury West SUE

**Site Location:** Shrewsbury

**Overview:**

- Masterplan prepared for the site and adopted by Shropshire Council.
- Site to be the subject of a comprehensive development in accordance with the adopted masterplan, to include approximately 750 dwellings, employment, the provision of new Oxon Link Road, and other infrastructure.
- The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements.
- Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery.
- Development to be brought forward in coordinated phases.

**Residential Phase 1 of the Shrewsbury West SUE:**

- Full Planning Permission (20/01957/FUL) granted for 340 dwellings on the first phase of residential development. Development is ongoing.

**Residential Phase 2 of the Shrewsbury West SUE:**

- Full Planning Permission (22/03543/FUL) granted for 106 dwellings. Development is ongoing.

**Residential Phase 3 of the Shrewsbury West SUE:**

- Land is in Shropshire Council ownership. There is a commitment to bring this phase forward for development.

**Health/Care Campus Phase of the Shrewsbury West SUE:**

- Development to be implemented in a series of sub-phases.
  - Sub-phase 1 granted Full Planning Permission (14/05707/FUL) for 85 extra-care apartments. Development completed in 2017/18.
  - Sub-phase 2 granted Full Planning Permission (20/04541/FUL) for 54 extra-care apartments/bungalows as an extension to the existing facility. Development is ongoing.
  - Sub-phase 3 granted Outline Planning Permission (20/04544/OUT) for health/medical office accommodation.
  - Remaining sub-phases are in Shropshire Council ownership and there is a commitment to bringing them forward for development.

**General:**

- Multiple outlets operating across the Shrewsbury West SUE.
- The remainder of the residential component of the allocation (and other elements of the site) are in Shropshire Council ownership. The Council is committed to securing development on these components of the site.
- Forecasted completion rates for this site are very likely to be overly cautious.



**Site Name:** Eastern Gateway SUE

**Site Location:** Oswestry

**Overview:**

- Site to be the subject of a comprehensive development, to include approximately 770 dwellings and related infrastructure.
- The site has been in part facilitated by infrastructure improvements funded by the Housing Infrastructure Fund (HIF) - £9.3m granted to Shropshire Council by Homes England for improvements to the nearby Mile End Roundabout, Oswestry, which are now completed.
- Development to be brought forward in coordinated phases - with various phases implemented concurrently.
- To the east of this site is the Oswestry Innovation Park employment allocation. This site will deliver complementary high-quality employment for Oswestry and the surrounding area.

**Residential Phases 1 and 2 of the Eastern Gateway SUE:**

- Outline Planning Permission (16/02594/OUT) granted for up to 600 dwellings in April 2020. With development to occur over a series of sub-phases.
- Reserved Matters Permission (21/04449/REM) granted for 284 dwellings in November 2022, the first of these sub-phases.

**Residential Phase 3 of the Eastern Gateway SUE:**

- Outline Planning Permission (17/06025/OUT) granted in December 2020.
- Reserved Matters Permission (21/03584/REM) subsequently granted for 120 dwellings in February 2023. Development commenced in August 2023 and is currently ongoing.

**Residential Phase 4 of the Eastern Gateway SUE:**

- Land is in Shropshire Council ownership. Shropshire Council is committed to bringing forward this phase of development.

**General:**

- Multiple outlets expected to operate across the Eastern Gateway SUE.
- Remainder of this allocation without Planning Permission is in Shropshire Council ownership. The Council is committed to securing development on this component of the site.

5.74. The latest information available has been drawn upon to assess the deliverability (including lead-in times and delivery rates) of each of the SUE's as part of this assessment of the housing land supply in Shropshire.

**Other Allocated Sites**

5.75. The SAMDev Plan (2015) identifies further housing allocations, which together with other sources of housing land supply are sufficient to ensure the delivery of the agreed Core Strategy (2011) vision and housing requirements.

5.76. Further residential development sites have been allocated through 'made' Neighbourhood Plans (which become part of the adopted Development Plan when 'made').

**Deliverability of Allocations**

5.77. The NPPF states: "*To be considered deliverable, 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.*"

*In particular:*

*a) sites which do not involve major development and have planning permission, and all 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 (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”<sup>37</sup>.*

- 5.78. Consistent with this definition of deliverable, Shropshire Council has taken a cautious approach to the inclusion of dwellings on Development Plan allocations (including Neighbourhood Plan allocations) within the five year housing land supply.
- 5.79. Only dwellings considered to be available now, offer a suitable location for development now, and achievable with a realistic prospect that housing will be delivered on the site within five years are included. The availability, suitability and achievability of site allocations has been documented within Appendix E.
- 5.80. Deliverability of Development Plan allocations (including Neighbourhood Plan allocations) and timescales for delivery of dwellings on these sites has been informed by the Council’s ‘standard’ lead in times and build rates, refined through pro-active discussions with landowners, land promoters and developers. This ensures Shropshire Council can have significant confidence that assumptions for each site are realistic.
- 5.81. Where a proportion of the dwellings on a deliverable Development Plan allocations (including Neighbourhood Plan allocations) are expected to occur beyond the next five years, only the dwellings considered deliverable within the first five years are included within the five year housing land supply.
- 5.82. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on Development Plan allocations (including Neighbourhood Plan allocations) will not be delivered in the five year period is applied.

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<sup>37</sup>DLUHC, (2023), NPPF – Annex 2: Glossary



- 5.83. These sites and a summary of their suitability, availability and achievability (including viability) is documented within Appendix E of this document.
- 5.84. **Please Note: Inclusion of a site allocation within this assessment of the housing land supply is without prejudice to the Plan making process or determination of any planning application for the site.**

### ***Selected sites proposed for allocation for development within the draft Shropshire Local Plan (Appendix F)***

- 5.85. Shropshire Council is at an advanced stage of a Local Plan Review. Specifically, following a series of Regulation 18 (plan-making) consultations and a Regulation 19 (pre-submission) consultation, the draft Shropshire Local Plan was submitted to the Secretary of State for examination on the 3rd September 2021.
- 5.86. Stage 1 Hearing Sessions focusing on legal and strategic issues (including strategic policies) were undertaken in July 2022 and January 2023. The Planning Inspectors subsequently issued their Interim Findings (ID28) in February 2023.
- 5.87. The Council is currently undertaking further work in response to ID28 and subsequent correspondence from the Planning Inspectors (ID36 and ID37). Subject to this, Shropshire Council anticipate that Stage 2 Hearing Sessions will occur later in 2024 (the Planning Inspectors set the timescales and identify the subject matter for these sessions). Subject to these Stage 2 Hearing Sessions, associated activities and subsequent approvals, Shropshire Council anticipate that the draft Shropshire Local Plan will be adopted early in 2025.
- 5.88. The NPPF stipulates the factors which effect the amount of weight that can be applied to relevant policies in emerging plans, these are:
- "a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
  - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
  - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)"<sup>38</sup>.*

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<sup>38</sup>DLUHC, (2023), NPPF – Paragraph 48

- 5.89. Reflecting these considerations, it is considered that given the relatively advanced stage of the Local Plan Review, some weight can be applied to relevant draft policies in the draft Shropshire Local Plan, as a material consideration in the decision making process on Planning Applications. However, it is also considered that this weight is reduced in circumstances where there are relevant unresolved objections. Ultimately, it is acknowledged that the draft Shropshire Local Plan will only carry full weight upon its adoption.
- 5.90. However, certain proposed site allocations within the draft Shropshire Local Plan may have sufficiently progressed to provide confidence that they are deliverable. The NPPF states *"To be considered deliverable, 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."*<sup>39</sup>
- 5.91. Specifically, sites proposed for allocation that were the subject of a Planning Application that had sufficiently advanced to provide confidence that they are deliverable within the five year period have been included within the five year housing land supply. It is acknowledged that this is a cautious approach and significantly underestimates the contribution from proposed allocated sites towards the housing land supply for the next five years, but it is ultimately considered that this provides further confidence in the robustness of this assessment.
- 5.92. Furthermore, only the numbers of homes that are considered deliverable within five years are counted, which in many cases is considerably less than the sites' full capacity. Deliverability has been informed by 'standard' lead in times and build rates identified for this assessment, refined through pro-active discussions with landowners, land promoters and developers to ensure that Shropshire Council can have significant confidence that assumptions for each site are realistic.
- 5.93. To ensure further robustness, a very cautious assumption that 10% of deliverable dwellings on proposed allocated sites included within the five year housing land supply, will not be delivered in the five year period is applied.
- 5.94. The availability, suitability and achievability (including viability) of proposed allocations is documented within Appendix F.
- 5.95. **Please Note: Inclusion of a proposed allocation within the draft Shropshire Local Plan in the housing land supply is without prejudice to the Plan making process or the determination of any planning application for the site.**

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<sup>39</sup>DLUHC, (2023), NPPF – Annex 2: Glossary

## ***Sites from the Strategic Land Availability Assessment (SLAA) (Appendix G)***

- 5.96. The Strategic Land Availability Assessment (SLAA) is a technical assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. The SLAA considers sites and broad locations for residential development where they are **capable of delivering 5 or more dwellings**. Generally, sites of less than 0.2 hectares are unlikely to achieve these thresholds.
- 5.97. The SLAA was published in late 2018, following a 'call for sites' in early 2017. In excess of 2,000 sites and broad locations were included within the assessment which has informed the draft Shropshire Local Plan.
- 5.98. As the SLAA assessment includes consideration of both sustainability; and the suitability, availability and achievability (including viability) of sites in a manner consistent with the NPPF, it is considered reasonable to include the accepted sites which have an expected yield in the next five years, within the five year housing land supply.
- 5.99. However, to ensure further robustness, a full site by site review has been undertaken of SLAA sites as part of this assessment. Only those where available information provides confidence that the site is deliverable, have they been included within the five year housing land supply. This review included consideration of any updated information regarding site capacity and build rates - reflecting feedback from relevant site promoters, agents and/or developers.
- 5.100. Applying this cautious approach, only 13 SLAA sites are considered deliverable within the next five years. For the avoidance of doubt, only the dwellings on these deliverable SLAA site that are themselves considered deliverable within the next five years were included within the five year housing land supply.
- 5.101. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on SLAA sites will not be delivered in the five year period is applied.
- 5.102. These sites are identified within Appendix G of this document.
- 5.103. **Please Note: Inclusion of a SLAA site within this assessment of housing land supply is without prejudice to the Plan making process or determination of any planning application for that site.**

## ***Affordable Housing Sites Including Homes England (HE) Funded Sites (Appendix H)***

- 5.104. Policies CS5 and CS11 of the Core Strategy (2011); Policy MD7a of the SAMDev Plan (2015); and the supplementary guidance within the accompanying Type and Affordability of Housing Supplementary Planning Document (SPD), support the provision of affordable housing, including on sites outside settlement development boundaries and in rural hamlets, as an exception to normal planning policies – subject to specific policy requirements. Furthermore, the Council has consistently enabled such exception sites to come forward over the years, with great success.
- 5.105. A detailed review of affordable housing schemes has been undertaken as part of this assessment. Many of these schemes are included within the list of sites with Planning Permission; sites with a 'resolution to grant' Planning Permission or a site submitted to the SLAA and considered deliverable. However, a limited number of other affordable housing schemes were identified, including those on which applications for Homes England (HE) funding have/will be submitted.
- 5.106. Shropshire Council therefore undertook a further appraisal of these sites. Those which were considered deliverable have been included within the five year housing land supply. For the avoidance of doubt, only dwellings on a deliverable affordable housing site considered deliverable within the next five years were included within the five year housing land supply.
- 5.107. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on these affordable housing sites will not be delivered in the five year period is applied.
- 5.108. **Please Note:** Shropshire Council has a close working relationship with Affordable Housing providers. This has informed assumptions regarding the deliverability of affordable housing schemes.
- 5.109. It is understood there is a long lead-in process to bring forward affordable housing schemes. It is also recognised that affordable housing schemes subject to HE funding are often subject to specific delivery timescales. This is reflected within assumptions in the timescales for delivery. Consequently Shropshire Council has confidence regarding the assessment of the deliverability of these sites.
- 5.110. These sites are identified within Appendix H of this document.
- 5.111. **Please Note: Inclusion of an affordable housing site within this assessment of Housing Land Supply is without prejudice to the Plan making process or the determination of any planning application for that site.**

## **Windfall Sites (Appendix I)**

- 5.112. Within Shropshire, windfall residential development forms a significant proportion of all residential development that occurs.
- 5.113. Indeed, the adopted Development Plan recognises the importance of windfall residential development in Shropshire and makes allowances for and facilitates the delivery of appropriately located windfall sites (where they accord with the policies within the adopted Development Plan).
- 5.114. Furthermore, best available data on past completions continues to support the importance of windfall sites as an important and appropriate source of supply for residential development. Specifically, over the last five years (2018/19-2022/23), some 4,683 dwellings (net) have been completed on windfall sites in Shropshire (1,669 dwellings on small scale windfall sites of less than 5 dwellings and 3,014 dwellings on medium and large scale windfall sites of 5 or more dwellings).
- 5.115. This equates to around 59% of total completions achieved within this period (and in each of these five years windfall completions equated to in excess of 50% of total completions achieved).
- 5.116. Furthermore, over the same five year period (2018/19-2022/23), the average number of net dwellings completed on windfall sites equates to some 937 dwellings (net) per annum (**334 dwellings per annum on small scale windfall sites of less than 5 dwellings** and 603 dwellings per annum on medium and large scale windfall sites of 5 or more dwellings).
- 5.117. There were **392 dwellings (net)** completed on small scale windfall sites of less than 5 dwellings in 2022/23 and 766 dwellings (net) completed on medium and large scale windfall sites of 5 or more dwellings.
- 5.118. These trends support the conclusion that windfall development does and will continue to represent an important part of the housing land supply.
- 5.119. The importance of windfall residential development in Shropshire is not surprising given that Shropshire is a large rural County containing the Strategic Centre of Shrewsbury; 5 Principal Centres (Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch); 11 Key Centres (Albrighton, Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem); rural settlements identified as Community Hubs and Community Clusters; hundreds of other rural villages and hamlets; and a significant rural hinterland.
- 5.120. Consequently there is a constant and significant recycling of previously developed land; significant numbers of infill developments; high numbers

of conversions of barns and other rural buildings; and high uptake of affordable housing, including under the 'build your own' affordable housing scheme (supported by Shropshire Council within Policies CS5 and CS11 of the Core Strategy (2011); MD7a of the SAMDev Plan (2015); and supplementary guidance within the Type and Affordability of Housing SPD).

- 5.121. This supports the conclusion that windfall residential development does and will continue to represent an important part of the housing land supply in Shropshire.
- 5.122. The above factors therefore endorse the inclusion of **a very cautious 299 dwellings per year**, for years 4 and 5 of the five year housing land supply.

### ***Lapsed Planning Permission (Appendix J)***

- 5.123. Often sites that have previously secured Planning Permission where the permission is not subsequently implemented within permitted timescales remain developable. Specifically, in many circumstances the site remains suitable for development and available for development and will be achievable within the proposed plan period.
- 5.124. Consequently, Shropshire Council has undertaken an assessment of sites with capacity for more than five dwellings (as it is anticipated that sites of less than 5 dwellings would be included within the windfall allowance, as identified in Appendix I of this document) in order to determine whether they are suitable for inclusion within the housing land supply.
- 5.125. Ultimately, none of these sites have been included within the five year housing land supply, but a number are considered developable in the longer term. These sites are identified within Appendix J of this document.
- 5.126. **Please Note: Inclusion of a site with a lapsed Planning Permission within this assessment of Housing Land Supply is without prejudice to the Plan making process or the determination of any planning application for that site.**

## 6. Calculation: Five Year Housing Land Requirement and the Five Year Housing Land Supply

### *Shropshire Five Year Housing Land Requirement*

- 6.1. Using the methodological approach outlined in Chapters 3 and 4, the housing requirement for the five year period starting on the 1st April 2023 has been calculated.
- 6.2. Two approaches to this exercise have been undertaken. The primary approach utilises the housing requirement within the adopted Development Plan as the starting point. The secondary approach, which is undertaken to ensure the robustness of the assessment, utilises local housing need, as calculated using Governments standard methodology (2023 base date to align with the base date for this assessment of housing land supply).
- 6.3. The primary approach can be summarised as follows:
  - a. The housing requirement in the adopted Development Plan is 27,500 dwellings over the period from 2006 to 2026. The adopted Development Plan outlines a phasing strategy to support the achievement of this housing requirement. **During the period from 2023/24 – 2025/26 addressed within this assessment, this phasing strategy indicates an annual housing requirement of 1,530.**
  - b. The remainder of the assessment period from 2026/27- 2027/28 is beyond the plan period within the adopted Development Plan. As such, local housing need is utilised to assess housing land supply over this period. The annual local housing need calculated within the local housing need assessment (2023 base date to align with the base date for this assessment of housing land supply) is **1,085 dwellings.**
  - c. National guidance<sup>40</sup> specifies that when calculating a five year housing land requirement, there is also a need to consider any past under-delivery over the relevant plan period. The general expectation is that any past under-delivery in this period would be addressed within the next five year period, unless there is specific justification for an alternative approach. Based on the phased annual housing requirement within the adopted Development Plan, past under-delivery between 2006/07 and 2022/23 **totals some 247**

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<sup>40</sup> DLUHC, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 031



**dwelling**s. This assessment expects this past under-delivery to be addressed within the next five year period.

- d. National guidance<sup>41</sup> also specifies that in certain circumstances a 20% buffer should be applied to the five year housing land requirement (including, where relevant, any past under-delivery). This is where "*delivery of housing taken as a whole over the previous 3 years has fallen below 85% of the housing requirement figure, as set out in the last published Housing Delivery Test results*". **A buffer is not required in any other circumstances.** Latest Housing Delivery Test results<sup>42</sup> indicate that in Shropshire delivery has exceeded the requirement. As such, **no buffer is required** of the five year housing land requirement in Shropshire.

6.4. The secondary approach (which is undertaken to ensure the robustness of the assessment) can be summarised as follows:

- a. The Local Housing Need Assessment undertaken using Governments standard methodology (2023 base date to align with the base date for this assessment of housing land supply), identified an **annual local housing need of 1,085 dwellings**.
- b. National guidance<sup>43</sup> specifies that when calculating a five year housing land requirement, there is also a need to consider any past under-delivery over the relevant plan period. The general expectation is that any past under-delivery in this period would be addressed within the next five year period, unless there is specific justification for an alternative approach. Based on the local housing need, calculated using Governments standard methodology (2023 base date to align with the base date for this assessment of housing land supply), **no past under-delivery has arisen**.
- c. National guidance<sup>44</sup> also specifies that in certain circumstances a 20% buffer should be applied to the five year housing land requirement (including, where relevant, any past under-delivery). This is where "*delivery of housing taken as a whole over the previous 3 years has fallen below 85% of the housing requirement figure, as set out in the last published Housing Delivery Test results*". **A buffer is not required in any other circumstances.** Latest Housing Delivery Test results<sup>45</sup> indicate that in Shropshire delivery has exceeded the requirement. As such, **no buffer is required** of the five year housing land requirement in Shropshire.

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<sup>41</sup> DLUHC, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

<sup>42</sup> DLUHC, (2023), Housing Delivery Test, <https://gov.uk/government/collections/housing-delivery-test>

<sup>43</sup> DLUHC, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 031

<sup>44</sup> DLUHC, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

<sup>45</sup> DLUHC, (2023), Housing Delivery Test, <https://gov.uk/government/collections/housing-delivery-test>

6.5. Table 9 provides a summary of the calculation of the five year housing requirement, based on these two approaches.

**Table 9: Summary of Five Year Housing Requirement**

Category		Housing Requirement*	Local Housing Need (2023)
<b>(A) 5 Year Requirement:</b>	2023/24	1,530	1,085
	2024/25	1,530	1,085
	2025/26	1,530	1,085
	2026/27	1,085	1,085
	2027/28	1,085	1,085
	<b>Total</b>	<b>6,760</b>	<b>5,425</b>
<b>(B) Under-Delivery (from earlier in plan period):</b>		<b>247</b>	<b>0</b>
<b>(C) Buffer**:</b>		<b>0</b>	<b>0</b>
<b>(D) Total Requirement (A) + (B) + (C):</b>		<b>7,007</b>	<b>5,425</b>

### ***Shropshire Five Year Housing Land Supply***

6.6. Using the methodological approach outlined in Chapter 5, a comprehensive assessment of housing land in Shropshire has been undertaken. In summary, for the purposes of this assessment deliverable dwellings are located on:

- a. Sites with extant Planning Permission at the 31<sup>st</sup> March 2023.
- b. Sites with an extant and positive Prior Approval decision at the 31<sup>st</sup> March 2023.
- c. Selected sites with a resolution to grant Planning Permission at the 31<sup>st</sup> March 2023 which are likely to be deliverable within five years.
- d. Selected site allocations within the adopted Development Plan which are likely to be deliverable within five years.
- e. Selected sites proposed for allocation for development within the draft Shropshire Local Plan which are likely to be deliverable within five years.
- f. Selected sites from the Strategic Land Availability Assessment (SLAA) which are likely to be deliverable within five years.
- g. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years.
- h. Windfall sites.

6.7. Table 10 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, as at the 1<sup>st</sup> April 2023:

**Table 10: Summary of deliverable housing land supply (as at 1<sup>st</sup> April 2023)**

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	5,958
(B) Dwellings on sites with Prior Approval*	72
(C) Dwellings on selected sites with a 'resolution to grant'* Planning Permission	10
(D) Dwellings on allocated sites estimated to be completed within 5 years*	1,274
(E) Dwellings on selected proposed allocated sites estimated to be completed within 5 Years*	0
(F) Dwellings on SLAA Sites deliverable within 5 years*	124
(G) Dwellings on emerging affordable housing sites deliverable within 5 years *	247
(H) Dwellings on windfall sites**	598
<b>Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + H</b>	<b>8,283</b>

\*A very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; allocation within the adopted Development Plan; proposed allocation within the draft Shropshire Local Plan; identified within the SLAA; and identified as an Emerging Affordable Housing Site will not be delivered in the five year period has been applied to figures in this table.

\*\*Based on historic delivery rates and expected future trends.

6.8. Shropshire Council includes a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; site allocations within the adopted Development Plan; proposed for allocation within the draft Shropshire Local Plan; identified within the SLAA; and Emerging Affordable Housing Sites will not be delivered in the five year period.

6.9. This assumption is reflected within the figures provided within Table 10 of this document. The actual number of dwellings considered deliverable in the next 5 years in each of the categories of deliverable dwellings, before this deduction is applied, are:

- a. Dwellings on sites with Planning Permission: 6,620 dwellings.
- b. Dwellings on sites with Prior Approval: 80 dwellings.
- c. Dwellings on selected sites with a 'resolution to grant' Planning Permission: 11 dwellings.
- d. Dwellings on site allocations for development: 1,415 dwellings.
- e. Dwellings on selected sites proposed for allocation for development: 0 dwellings.
- f. Dwellings on selected SLAA sites: 138 dwellings.
- g. Dwellings on selected sites seeking Homes England (HE) funding: 274 dwellings.

6.10. The sites which make up the various components of the five year housing land supply as at the 1st April 2023 are included within Appendices A-J of this statement.

## 7. Conclusion: Housing Requirement and Housing Land Supply

- 7.1. Table 11 brings together the five year housing land requirement and the results of the assessment of the five year housing land supply in Shropshire.
- 7.2. This table confirms that Shropshire Council is able to demonstrate significantly more than the required four year housing land supply, based on the housing requirement proposed within the draft Shropshire Local Plan and local housing need, as at the 1st April 2023.

**Table 11: Comparison: Five Year Housing Requirement and Supply**

Category	Core Strategy Requirement	Local Housing Need (2023)
Total Requirement:	7,007	5,425
Total Supply:	8,283	8,283
<b>Over / Under Provision:</b>	<b>+1,276</b>	<b>+2,858</b>
<b>Number of Years Supply:</b>	<b>5.91</b>	<b>7.63</b>

- 7.3. This comprehensive review of the housing land supply establishes that there are sufficient deliverable dwellings on deliverable sites in Shropshire to allow for the provision of significantly more than the four years' worth of housing required, based on both the housing requirement within the adopted Development Plan and local housing need (2023 base date to align with the base date for this assessment of housing land supply).
- 7.4. Shropshire Council is in a position where it is able to demonstrate sufficient deliverable sites for **5.91 years supply of deliverable housing land against the housing requirement within the adopted Core Strategy (2011) and 7.63 years supply of deliverable housing land against the local housing need identified using Governments standard methodology (2023 base date to align with the base date for this assessment of housing land supply).**
- 7.5. Please Note: The sites which make up the various components of the five year housing land supply as at the 31<sup>st</sup> March 2023 are included within Appendices A-I of the Shropshire Council: Five Year Housing Land Supply Statement (2023).

- 7.6. Shropshire Council, through its adopted Development Plan is positively planning for an ambitious but deliverable level of housing development.
- 7.7. Furthermore, the Council was involved in the production of the Marches Local Enterprise Partnership's (LEP) High Level Planning and Housing Statement "Poised for Growth"<sup>46</sup>. As these documents make clear, Shropshire Council is committed to creating an environment for successful housing delivery, and is working with the development industry and local communities to ensure that sustainable development is brought forward.
- 7.8. The reality is there is a significant supply of housing land in Shropshire, sufficient to demonstrate a housing land supply to meet the housing requirement within strategic policies within the draft Shropshire Local Plan.
- 7.9. However, whilst Shropshire Council is taking a positive approach to planning for housing and there is a significant amount of land available for housing development. Ultimately, it is the responsibility of the development industry to deliver sustainable development, consisting of the right types of housing, in the right locations and within the right timescales.

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<sup>46</sup>[www.shropshire.gov.uk/marcheslepplanninghousingstatement/index.html](http://www.shropshire.gov.uk/marcheslepplanninghousingstatement/index.html)

# **Five Year Housing Land** **Supply Statement** **Annexe**

# Annex 1. Housing Commitments & Completions

## Introduction

A1.1. The information resulting from the assessment of the housing land supply for Shropshire can also be utilised to determine the number of dwellings (net) committed and completed by settlement in Shropshire.

## Commitments and Completions

A1.2. As it is recognised that this is an area of interest for these communities, a summary of the net commitments and completions is provided in Table 12: Market Towns; Table 13: Hubs and Clusters; and Table 14: Wider Rural Area:

**Table 12: Housing Commitments and Completions in the Market Towns**

Settlement	Completions (2006/07 – 2022/23)	Commitments	
		Sites with Planning Permission or Prior Approval (as at the 31 <sup>st</sup> March 2023)	Allocations without Planning Permission (as at 31st March 2023)
Albrighton	182	76	83
Bishops Castle	126	25	40
Bridgnorth	837	61	550
Broseley	259	73	20
Church Stretton	235	77	0
Cleobury Mortimer	334	24	125
Craven Arms	138	28	325
Ellesmere	471	232	250
Highley	240	10	0
Ludlow	713	585	0
Market Drayton	724	334	64
Minsterley & Pontesbury	342	98	14
Much Wenlock	148	30	0
Oswestry	1,121	818	343
Shifnal	1,687	16	0
Shrewsbury	6,519	1,938	467
Wem	485	108	0
Whitchurch	678	276	561

*\*The completions in each of the market towns include exception development which contributes to the housing requirement for the town. Please Note: The figures provided are net.*



**Table 13: Housing Commitments and Completions in SAMDev Plan Community Hubs and Community Clusters**

Settlement	Place Plan	Completions (2011/12 – 2022/23)	Commitments	
			Sites with Planning Permission or Prior Approval (as at the 31st March 2023)	Allocations without Planning Permission (as at 31st March 2023)
Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)	Bishops Castle	2	6	0
Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington	Bishops Castle	8	2	0
Bucknell	Bishops Castle	8	7	70
Chirbury	Bishops Castle	0	0	40
Clun	Bishops Castle	8	2	60
Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Meadowtown and Lordstone	Bishops Castle	25	9	0
Lydbury North	Bishops Castle	1	1	20
Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog	Bishops Castle	14	13	0
Wentnor and Norbury	Bishops Castle	7	1	0
Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.	Bishops Castle	11	17	0
Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett	Bridgnorth	16	18	0
Ditton Priors	Bridgnorth	28	2	0
Neenton	Bridgnorth	8	2	0
Hopton Wafers and Doddington	Cleobury Mortimer	12	8	0
Kinlet, Button Bridge, Button Oak	Cleobury Mortimer	22	16	0
Oreton, Farlow and Hill Houses	Cleobury Mortimer	9	3	0

Settlement	Place Plan	Completions (2011/12 – 2022/23)	Commitments	
			Sites with Planning Permission or Prior Approval (as at the 31st March 2023)	Allocations without Planning Permission (as at 31st March 2023)
Silvington, Bromdon, Loughton and Wheathill	Cleobury Mortimer	8	4	0
Stottesdon, Chorley and Bagginswood	Cleobury Mortimer	7	7	0
Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak	Craven Arms	19	7	0
Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope	Craven Arms	16	16	0
Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton	Craven Arms	9	5	0
Cockshutt	Ellesmere	45	3	6
Dudleston and Street Dinas	Ellesmere	2	1	0
Dudleston Heath and Elson	Ellesmere	22	22	0
Tetchill, Lee and Whitemere	Ellesmere	23	4	0
Welsh Frankton, Perthy, New Marton and Lower Frankton	Ellesmere	31	4	0
Welshampton and Lyneal	Ellesmere	30 <sup>A</sup>	9	0
Burford	Ludlow	38	3	0
Clee Hill	Ludlow	52	3	0
Onibury	Ludlow	7	0	8
Adderley	Market Drayton	26	8	0
Bletchley, Longford, Longslow & Moreton Say	Market Drayton	10	29	0
Cheswardine	Market Drayton	5	15	0
Childs Ercall	Market Drayton	14	2	0
Hinstock	Market Drayton	116	2	0
Hodnet	Market Drayton	22	62	0
Marchamley, Peplow and Wollerton	Market Drayton	12	1	0

Settlement	Place Plan	Completions (2011/12 – 2022/23)	Commitments	
			Sites with Planning Permission or Prior Approval (as at the 31st March 2023)	Allocations without Planning Permission (as at 31st March 2023)
Stoke Heath	Market Drayton	7	65	0
Woore, Irelands Cross and Pipe Gate	Market Drayton	98	23	0
Buildwas	Much Wenlock	4	14	0
Gobowen	Oswestry	118 <sup>B</sup>	115	90
Kinnerley, Maesbrook, Dovaston and Knockin Heath	Oswestry	63	24	9
Knockin	Oswestry	23	3	0
Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn	Oswestry	4	7	0
Llanymynech and Pant	Oswestry	74 <sup>C</sup>	3	32
Park Hall, Hindford, Babbinswood and Lower Frankton	Oswestry	96	27	0
Ruyton XI Towns	Oswestry	28	7	0
Selattyn, Upper, Middle & Lower Hengoed and Pant Glas	Oswestry	19	26	0
St Martins	Oswestry	205	102	0
Weston Rhyn, Rhoswiell, Wern and Chirk Bank	Oswestry	54	48	59
Whittington	Oswestry	99	35	0
Albrighton	Shrewsbury	0	1	0
Baschurch	Shrewsbury	258	120	0
Bayston Hill	Shrewsbury	66	30	0
Bicton and Four Crosses	Shrewsbury	6	5	0
Bomere Heath	Shrewsbury	73	5	0
Dorrington, Stapleton and Condover	Shrewsbury	119	17	15
Fitz, Grafton and Newbanks	Shrewsbury	3	8	0
Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler	Shrewsbury	49	21	0

Settlement	Place Plan	Completions (2011/12 – 2022/23)	Commitments	
			Sites with Planning Permission or Prior Approval (as at the 31st March 2023)	Allocations without Planning Permission (as at 31st March 2023)
Hanwood and Hanwood Bank	Shrewsbury	106	4	0
Longden, Hook-a-gate, Annscroft, Longden Common and Lower Common/Exfords Green	Shrewsbury	46	26	0
Montford Bridge West	Shrewsbury	28	0	0
Mytton	Shrewsbury	13	9	0
Nesscliffe	Shrewsbury	89	22	0
Uffington	Shrewsbury	12	3	0
Walford Heath	Shrewsbury	18	3	0
Weston Lullingfields, Weston Wharf and Weston Common	Shrewsbury	20	1	0
Myddle and Harmer Hill	Wem	60	8	0
Shawbury	Wem	80	7	0
Prees and Prees Higher Heath	Whitchurch	82 <sup>D</sup>	68 <sup>D</sup>	62
Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall	Whitchurch	108	60	5

\*The completions in each of the Community Hubs and Community Clusters include exception development which contributes to the housing requirement for the Community Hub or Cluster.

<sup>A</sup>11 completions as at 31st March 2023 have been excluded to offset the exclusion of 11 commitments when identifying the SAMDev Housing Requirement.

<sup>B</sup>The 116 dwellings outstanding (as at 2013) on Planning Permission OS/05/13887/REM (Almond Avenue, Gobowen) were excluded from consideration when identifying the SAMDev Housing Requirement. All dwellings are now completed however the total number of units completed across the development increased to 126. {Planning Permission OS/05/13887/REM and 14/00568/FUL (Almond Avenue, Gobowen) therefore 126 dwellings removed from figures, as the site was excluded from consideration when identifying the SAMDev Housing Requirement}.

<sup>C</sup>42 completions as at the 31st March 2023 have been excluded to offset the exclusion of 42 commitments when identifying the SAMDev Housing Requirement.

<sup>D</sup>The 115 dwellings outstanding (as at 2013) on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) were excluded from consideration when identifying the SAMDev Housing Requirement.

{17 completions and 98 commitments on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) removed, as excluded from consideration when identifying the SAMDev Housing Requirement}.

Please Note: The figures provided are net.

**Table 14: Housing Commitments and Completions in the Rural Area**

	<b>Completions (2006/07 – 2022/23)</b>	<b>Sites with Planning Permission or Prior Approval (as at the 31st March 2023)</b>
Wider Rural Area	4,603	1,040

*\*The completions in the rural area exclude exception development which contributes to the housing requirement of Market Towns; or Community Hubs or Clusters.*

*\*\*The completions in the rural area includes completions which occurred in Community Hubs and Clusters prior to the identification of housing guidelines for these areas, as these have not been counted towards the achievement of the identified housing guidelines.*

*\*\*\*The commitments and completions include those dwellings excluded from Community Hub or Cluster settlements guidelines.*

*Please Note: The figures provided are net.*

# **Five Year Housing Land Supply** **Statement Appendices**

## **Appendix A. Sites with Planning Permission as at 31<sup>st</sup> March 2023**



Planning Application						Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
10/03008/FUL	Land Off Station Road, Albrighton, WV7 3DS	08/09/2010	9	0	9						9	0
11/01080/FUL	Former Barclays Bank, 14 Station Road, Albrighton	30/11/2011	3	0	3						3	0
14/03279/FUL	Vacant Units, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3QH	03/11/2015	5	3	2						2	0
15/02448/FUL	Development Land East Of Shaw Lane Off Kingswood Road, Albrighton, Shropshire	16/04/2018	65	34	31	25	6				31	0
15/02869/FUL	78 High Street, Albrighton, Shropshire, WV7 3JA	25/05/2016	3	0	3						3	0
16/02725/FUL	Millfields Farm, High House Lane, Albrighton, WV7 3JL	26/09/2016	1	0	1						1	0
17/02469/FUL	Former Mckeand Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA	13/08/2021	7	0	7						7	0
19/02376/FUL	Little Whiston Farm, Whiston Cross, Albrighton, Wolverhampton, Shropshire, WV7 3BU	31/01/2020	2	0	2						2	0
20/03227/FUL	Development Land East To The Of Shaw Lane, Off Kingswood Road, Albrighton, Shropshire	21/10/2021	3	0	3						3	0
21/01754/FUL	Lark Rise, Patshull Lane, Boningale, Albrighton, WV7 3AY	26/01/2022	0	0	0						0	0
21/01880/FUL	25 Grange Road, Albrighton, WV7 3LD	08/06/2021	1	0	1						1	0
21/05943/FUL	Former Weighbridge At Former Mckeand Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA	23/09/2022	1	0	1						1	0
22/00342/FUL	Proposed Residential Development Land East Of Shaw Lane, Albrighton, Shropshire	31/03/2022	1	0	1						1	0
22/00482/FUL	White Ladies Farm Barns, Shackerley Lane, Cosford, Albrighton, Shropshire	19/05/2022	1	0	1						1	0
22/01876/FUL	Albrighton Sports And Social Club, Cross Road, Albrighton, WV7 3QT	17/01/2022	12	0	12						12	0
22/03409/FUL	Proposed Barn Conversion SE Of Cosford Grange Farm, Cosford, Shropshire	06/10/2022	1	0	1						1	0
22/05406/FUL	Residential Barn Conversions, Boningale Manor, Holyhead Road, Albrighton, Wolverhampton, Shropshire, WV7 3AT	06/03/2023	3	0	3						3	0
22/05656/FUL	2A Sandy Lane, Albrighton, Wolverhampton, Shropshire, WV7 3ES	13/03/2023	0	0	0						0	0
23/00116/FUL	Proposed Residential Barn Conversion At Harriots Hayes, Harriots Hayes Lane, Codsall Wood, Shropshire	28/03/2023	1	0	1						1	0
BR/APP/FUL/02/0047	Humphreston Hall, Blue House Lane, Albrighton, Wolverhampton	18/03/2002	7	0	7						7	0
10/02043/FUL	Land Adj. Holly Cottage, Worthen, Shrewsbury	06/05/2011	1	0	1						1	0
10/03790/FUL	Gravels Farm, Gravelsbank, Shrewsbury	02/02/2011	0	0	0						0	0
11/00227/FUL	Clunton Mill, Clunton, Craven Arms	24/03/2011	1	0	1						1	0
11/01985/FUL	Land Adj. Chestnut Cove, Bucknell	23/05/2012	1	0	1						1	0
11/02298/FUL	Land At 34-36 High Street And Sumach, Station Street Bishops Castle	23/12/2011	12	7	5						5	0
11/03098/FUL	Upper House Farm, Hopton Castle, Craven Arms, Shropshire, SY7 0QF	26/03/2018	3	0	3						3	0
11/05208/FUL	New House Farm, Newcastle, Craven Arms	09/08/2012	1	0	1						1	0
12/05180/FUL	9-11 Colebatch, Bishops Castle	01/03/2013	0	0	0						0	0
13/03245/FUL	Betton Farm, Minsterley, Shrewsbury, SY5 0DU	15/06/2016	3	0	3						3	0
13/03455/FUL	Cresswell Farm, Bedstone, Craven Arms, Shropshire, SY7 0BE	02/12/2014	1	0	1						1	0
13/03915/FUL	Church Farm Barns, More, Bishops Castle, SY9 5HH	12/11/2013	1	0	1						1	0
14/00405/FUL	Skelton Bank Farm, Mardu, Craven Arms, Shropshire, SY7 8NH	18/05/2015	1	0	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
14/03834/REM	Garage House, 1 Garage Mews, Station Street, Bishops Castle, Shropshire, SY9 5AQ	21/10/2014	1	0	1						1	0
15/01470/FUL	Proposed Workshop At Leat Wood, The Bog, Minsterley, Shropshire	03/05/2016	1	0	1						1	0
15/05524/FUL	Farm Buildings South Of White House, Binweston Lane, Binweston, Shropshire	23/06/2016	2	0	2						2	0
16/04542/FUL	Proposed Residential Development Land NE Of Worthen Hall, Worthen, Shropshire	30/11/2016	2	1	1						1	0
16/04729/FUL	Snailbeach Farm, Snailbeach, Shrewsbury, Shropshire, SY5 0LW	10/01/2017	5	0	5						5	0
17/00977/FUL	Proposed Dwelling West Of 13 Bankshead, Shropshire	26/01/2018	1	0	1						1	0
17/01288/FUL	Disused Malt House, Bucknell, Shropshire	12/02/2018	1	0	1						1	0
17/02882/FUL	Proposed Dwelling To The West Of Bank Cottage, Norbury, Shropshire	19/01/2018	1	0	1						1	0
17/03497/REM	Proposed Development Land South Of Woodbatch Road, Bishops Castle, Shropshire	07/12/2017	9	0	9						9	0
17/05405/FUL	North Office Building At Ransford Sawmills, Station Street, Bishops Castle, Shropshire, SY9 5AQ	05/02/2018	2	0	2						2	0
17/05987/FUL	Proposed Dwelling Adjacent Doukel, Bucknell, Shropshire	18/05/2018	4	0	4						4	0
17/06171/FUL	Acton Bank Farm, 13 Brockton, Lydbury North, Shropshire, SY7 8BA	12/12/2019	3	0	3						3	0
18/00226/FUL	The Perrys, Marton, Welshpool, Shropshire, SY21 8JY	26/03/2018	-1	0	-1						-1	0
18/01321/FUL	Proposed Barn Conversions Adjacent Weston House, Binweston Lane, Binweston, Shropshire	25/06/2018	2	0	2						2	0
18/01584/FUL	Proposed Dwelling North Of 7 Chapel Road, Broome Road, Clungunford, Shropshire	30/05/2018	1	0	1						1	0
18/02346/FUL	The Old Yard, Powells Lane, Clun, SY7 8LA	06/08/2018	1	0	1						1	0
18/03616/FUL	Besford Farm, Wentnor, Bishops Castle, Shropshire, SY9 5EF	08/01/2019	0	0	0						0	0
18/04520/FUL	Storage Unit To The South Of Salop Street, Bishops Castle, Shropshire	11/12/2018	1	0	1						1	0
19/00125/FUL	Proposed Dwelling To The South Of The Sidings, Snailbeach, Shropshire	08/04/2019	1	0	1						1	0
19/00421/FUL	Caravan Adjacent Old School House, Shelve, Minsterley, Shropshire, SY5 0JQ	18/03/2019	0	0	0						0	0
19/00425/FUL	Proposed Dutch Barn Conversion North Of Oakeley Farm, Bishops Castle, Shropshire	22/03/2019	1	0	1						1	0
19/00463/FUL	Proposed Dwelling To The North Of Shelve, Shropshire	04/04/2019	1	0	1						1	0
19/00755/FUL	Bryncalled Barns, Pentre Hodre, Shropshire, SY7 0BN	28/07/2022	1	0	1						1	0
19/02216/FUL	Proposed Dwelling To The North Of Mayfield, Bucknell, Shropshire	22/08/2019	1	0	1						1	0
19/03903/REM	Proposed Residential Development Adj Bird Farm, Worthen, Shropshire	04/11/2019	2	0	2						2	0
19/04211/FUL	Proposed Barn Conversion North Of Meadowtown Farm, Meadowtown, Shropshire	19/12/2019	1	0	1						1	0
19/04234/FUL	Barn To The North Of Lower Duffryn, Newcastle, Shropshire	14/01/2020	2	0	2						2	0
19/04551/FUL	Proposed Residential Dwelling, Minsterley, Shropshire	22/01/2020	1	0	1						1	0
19/04742/OUT	Great House, Hopton heath, Craven Arms, Shropshire, SY7 0QD	07/09/2020	1	0	1						1	0
19/05207/FUL	2 Lower Gardens, Lydbury North, Shropshire, SY7 8AS	03/06/2020	1	0	1						1	0

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20/00596/FUL	Proposed Commercial Building East Of 28 High Street, Bishops Castle, Shropshire	23/07/2020	1	0	1						1	0
20/00688/OUT	Proposed Erection Of Detached Open Market Dwelling, Rowley, Shropshire	29/04/2020	1	0	1						1	0
20/00884/OUT	Land At Pleasant View, Rowley, Shropshire	23/10/2020	1	0	1						1	0
20/01276/REM	Proposed Dwelling On Land At Rowley, Shropshire	02/06/2020	1	0	1						1	0
20/01869/REM	Proposed Dwelling, Bromlow, Minsterley, Shropshire	23/06/2020	1	0	1						1	0
20/01998/FUL	Proposed Dwelling To The West Of Stone House Farm, Pentirvin, Minsterley, Shropshire	25/08/2020	1	0	1						1	0
20/02366/OUT	Proposed Residential Development Land East Of Plough House Farm Little Worthen, Worthen, Shropshire	04/03/2021	2	0	2						2	0
20/03142/OUT	Proposed Dwelling North East Of Rowley, Westbury, Shropshire	24/11/2020	1	0	1						1	0
20/03164/REM	Clungunford Farm Barn, Church Road, Clungunford, Craven Arms, Shropshire, SY7 0PN	06/01/2021	1	0	1						1	0
20/03203/FUL	2 Union Street, Bishops Castle, Shropshire, SY9 5AJ	26/04/2021	1	0	1						1	0
20/03549/FUL	Proposed Barn Conversions At Cwm Collo, Llanfair Waterdine, Shropshire	12/01/2021	2	0	2						2	0
20/03955/FUL	Ashfield, 17A Aston Rogers, Shrewsbury, Shropshire, SY5 9HQ	02/03/2021	0	0	0						0	0
20/04632/FUL	Proposed Dwelling East Of Hopton Heath Farm, Hopton Castle, Shropshire	18/03/2021	1	0	1						1	0
20/04680/FUL	Proposed Barn Conversion South Of The Vedw, Llanfair Waterdine, Shropshire,	19/04/2021	1	0	1						1	0
20/04982/FUL	Proposed Dwelling South Of Cedric House, Crows Nest, Snailbeach, Shropshire	01/02/2021	1	0	1						1	0
21/00029/FUL	Proposed Barn Conversion West Of The Stables Inn, Drury Lane, Hopesgate, Shropshire	18/03/2021	1	0	1						1	0
21/00079/COU	Manor Farm Cottages, Edgton, Shropshire	31/03/2021	2	0	2						2	0
21/00112/FUL	Rock Hill Farm, Clun, Craven Arms, Shropshire, SY7 8LR	06/05/2021	1	0	1						1	0
21/00957/FUL	Proposed Dwelling Adjacent 7 And 9 Bentlawnt, Shropshire	18/06/2021	1	0	1						1	0
21/01394/FUL	Proposed Residential Development Land North Of Little Beckjay, Beckjay, Clungunford, Shropshire	24/05/2021	2	0	2						2	0
21/01569/FUL	Proposed Dwelling North East Of 24 Snailbeach, Shropshire	12/10/2022	1	0	1						1	0
21/01931/REM	Proposed Dwelling North Of Upper Stockton Farm, Stockton, Marton, Shropshire	05/07/2021	1	0	1						1	0
21/02038/FUL	Down Farm, Lower Down, Lydbury North, Shropshire, SY7 8BB	04/02/2022	5	0	5						5	0
21/02296/FUL	Proposed Conversion Of Agricultural Buildings At Lower Guilden Down, Guilden Down, Clun, Shropshire	25/11/2021	2	0	2						2	0
21/02771/FUL	68-70 Church Street, Bishops Castle, SY9 5AE	15/09/2021	1	0	1						1	0
21/03326/FUL	Grove Haven, 21 Pennerley, Shrewsbury, Shropshire, SY5 0NE	10/02/2022	1	0	1						1	0
21/03335/FUL	Proposed Barn Conversion West Of Hurst Mill Farm, Clunton, Shropshire	08/10/2021	1	0	1						1	0
21/03924/FUL	Land South Of Ivy House, Brockton, Lydbury North, Shropshire, SY7 8BA	11/08/2022	1	0	1						1	0
21/04358/FUL	Land Off Oakfield Close, Brockton, Worthen, Shropshire	10/02/2022	1	0	1						1	0
21/04376/FUL	Proposed Barn Conversion At Village Farm, Bromlow, Minsterley, Shropshire	19/01/2022	1	0	1						1	0
21/04499/FUL	Proposed Barn Conversion At Lagden Farm, Lagden Lane, Colebatch, Shropshire	28/01/2022	1	0	1						1	0

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21/04699/REM	Proposed Dwelling South Of The Miners Arms, Priest Weston, Shropshire	09/12/2021	1	0	1						1	0
21/05321/REM	Proposed Dwelling East Of 8 The Lyde, Bromlow, Minsterley, Shropshire	25/02/2022	1	0	1						1	0
22/00393/FUL	Proposed Dwelling South Of 5 Perkins Beach, Stiperstones, Shropshire	31/01/2023	1	0	1						1	0
22/01141/FUL	Plox Green Garage, Snailbeach, Shrewsbury, Shropshire, SY5 0LN	24/06/2022	1	0	1						1	0
22/01314/FUL	Proposed Dwelling Land At, Rowley, Shropshire	25/05/2022	1	0	1						1	0
22/02362/FUL	Proposed Dwelling SW OF Pleasant Place, Bromlow, Minsterley, Shropshire	05/09/2022	1	0	1						1	0
22/02463/FUL	Brockton Barn, Lydbury North, Shropshire, SY7 8BA	31/01/2023	1	0	1						1	0
22/02824/FUL	Proposed Dwelling To The North Of Silverdale, Corporation Street, Bishops Castle, Shropshire	05/09/2022	1	0	1						1	0
22/03356/FUL	The Old Sawmills, Bedstone, Shropshire	09/01/2023	1	0	1						1	0
22/04610/FUL	The Six Bells Brewery, Church Street, Bishops Castle, Shropshire, SY9 5AA	20/12/2022	2	0	2						2	0
22/04625/FUL	Proposed Dwelling South East Of The Wyches, Little Worthen, Worthen, Shropshire	16/03/2023	2	0	2						2	0
SS/1/03/14360/F	Hope Farm, Drury Lane, Minsterley, Shrewsbury	29/05/2003	1	0	1						1	0
SS/1/03/14838/F	Adj To Four Winds, Llwyn Road, Clun, Craven Arms	07/10/2003	1	0	1						1	0
SS/1/07/20009/F	Land Adjacent The Anchor, The Anchor, Newcastle, Craven Arms	06/01/2009	1	0	1						1	0
SS/1/08/20641/F	Hope Valley, Shrewsbury	16/02/2009	1	0	1						1	0
SS/1/09/21497/F	34 High Street, Bishops Castle	19/03/2009	1	0	1						1	0
09/03278/FUL	Barn 1 Churchyard Farm, Neenton, Bridgnorth	08/02/2010	1	0	1						1	0
10/01495/FUL	Rhodes Farm, Nordley, Bridgnorth	08/06/2010	1	0	1						1	0
12/02797/FUL	Disused Windmill, Hillside, Ditton Priors, Shropshire	16/05/2014	1	0	1						1	0
14/02771/FUL	Proposed Affordable Dwelling At Hillside, Ditton Priors, Shropshire	01/10/2015	1	0	1						1	0
14/03888/FUL	Brookfield, Daddlebrook Road, Alveley, Bridgnorth, Shropshire, WV15 6PT	18/05/2015	2	1	1						1	0
15/01747/FUL	Former Filling Station, Quatford, Bridgnorth, Shropshire, WV15 6QJ	15/03/2016	4	0	4						4	0
15/05277/FUL	Proposed Dwelling To The West Of, Friars Street, Bridgnorth, Shropshire	16/03/2017	1	0	1						1	0
16/01511/REM	Proposed Residential Development To The South Of Church Lane, Bridgnorth, Shropshire	13/06/2016	2	1	1						1	0
16/01978/FUL	Proposed Residential Development At Former Substation, Village Road, Norton, Shifnal, Shropshire	10/01/2019	4	0	4						4	0
16/02158/FUL	Proposed Barn Conversion At Dairy Farm, Cross Lane Head, Bridgnorth, Shropshire	07/11/2016	1	0	1						1	0
16/04806/FUL	Weston House, Weston, Much Wenlock, Shropshire, TF13 6QT	12/12/2016	1	0	1						1	0
17/00012/FUL	The Old House, Hilton, Bridgnorth, Shropshire, WV15 5PJ	12/07/2017	1	0	1						1	0
17/01556/FUL	Hermitage Cottage, Bridgnorth, Shropshire, WV15 5HW	26/08/2020	7	0	7						7	0
17/02864/FUL	Proposed Affordable Dwelling Land NE Of Monkhopton, Bridgnorth, Shropshire	29/11/2021	1	0	1						1	0
18/00143/FUL	9, 10, 11 Lower Forge Cottages, Eardington, Bridgnorth, Shropshire, WV16 5LQ	13/03/2018	-1	0	-1						-1	0



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18/00196/FUL	Proposed Residential Development, Land North Of 8 Salop Street, Bridgnorth, Shropshire	04/10/2018	2	0	2						2	0
18/00288/FUL	Birchley Farm, Pattingham, Wolverhampton, Shropshire, WV6 7DZ	20/04/2018	5	0	5						5	0
18/00416/COU	8 Bernards Hill, Bridgnorth, Shropshire, WV15 5AX	28/03/2018	0	0	0						0	0
18/01880/FUL	Hillside, 61 Linley Brook, Linley, Broseley, Shropshire, WV16 4SZ	25/07/2019	0	0	0						0	0
18/03172/FUL	Proposed Development Land East Of Meadowbrook Close, Alveley, Shropshire	22/02/2021	6	0	6						6	0
18/03216/FUL	Redundant Stables At Monkhopton Estate, Monkhopton, Bridgnorth, Shropshire	30/11/2018	3	0	3						3	0
18/03850/FUL	Outbuildings At Manor Farm, Aston Botterell, Bridgnorth, Shropshire, WV16 6QX	12/12/2019	4	0	4						4	0
18/05511/REM	Manor Farm, Monkhopton, Bridgnorth, WV16 6SB	18/03/2019	9	0	9						9	0
18/05861/FUL	Sweyney Cliff House, Coalport, Telford, Shropshire, TF8 7JD	29/03/2019	0	0	0						0	0
19/00502/FUL	Land At Woundale, High Grosvenor, Bridgnorth, Shropshire	13/08/2020	1	0	1						1	0
19/01059/FUL	Folley Inn, Stableford, Worfield, Bridgnorth, Shropshire, WV15 5LR	09/07/2019	3	0	3						3	0
19/01340/FUL	Proposed Residential Development Land Adjacent Coney Villa 51, Friars Street, Bridgnorth, Shropshire	23/06/2020	2	0	2						2	0
19/02186/FUL	11 - 12 Cartway, Bridgnorth, Shropshire, WV16 4BW	10/09/2019	1	0	1						1	0
19/03211/FUL	Proposed Residential Development Rear Of 2 Kidderminster Road, Bridgnorth, Shropshire	04/09/2019	1	0	1						1	0
19/03370/FUL	Proposed Barn Conversions East Of Shropshire Farm, Fenn Green, Alveley, Shropshire	30/10/2019	2	0	2						2	0
19/03979/FUL	Disused Mine And Outbuildings, Bynd Lane, Billingsley, Bridgnorth, Shropshire	30/11/2020	1	0	1						1	0
19/03981/FUL	Disused Mine And Outbuildings, Bynd Lane, Billingsley, Bridgnorth, Shropshire	30/11/2020	3	0	3						3	0
19/04020/FUL	27 And 28 Eardington, Bridgnorth, Shropshire, WV16 5JT	06/11/2020	-1	0	-1						-1	0
19/04157/FUL	Proposed Residential Development Land South Of 67 Bernards Hill, Bridgnorth, Shropshire	08/03/2021	2	0	2						2	0
19/04585/FUL	Bearwood Lodge Hotel, 10 Kidderminster Road, Bridgnorth, Shropshire, WV15 6BW	03/12/2019	1	0	1						1	0
19/04823/FUL	Middleton Mill, Neenton, Bridgnorth, Shropshire	22/07/2022	1	0	1						1	0
19/05004/FUL	Pale Meadow Cottage, 1 Severn Street, Bridgnorth, Shropshire, WV15 6BB	08/01/2020	1	0	1						1	0
20/01611/FUL	Proposed Dwelling South Of 30 Ludlow Heights, Bridgnorth, Shropshire	02/06/2020	1	0	1						1	0
20/01623/FUL	3 High Street, Bridgnorth, Shropshire, WV16 4DB	02/09/2020	2	0	2						2	0
20/01686/CPL	Butts Holding Caravan Site, Alveley, Bridgnorth, Shropshire, WV15 6HZ	04/09/2020	100	12	88	10	15	20	20	23	88	0
20/01778/FUL	Brantley House, Broughton, Claverley, Wolverhampton, Shropshire, WV5 7AY	14/01/2021	2	0	2						2	0
20/01921/FUL	Proposed Dwelling To The South Of Listley Street, Bridgnorth, Shropshire	12/11/2020	1	0	1						1	0
20/02160/OUT	Proposed Dwelling Adj 32 Ludlow Road, Ludlow Road, Bridgnorth, Shropshire	16/07/2020	1	0	1						1	0
20/02723/FUL	High Trees Farm, Tasley, Bridgnorth, Shropshire, WV16 4RE	17/09/2020	0	0	0						0	0

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20/02773/FUL	Land North Of 9 Oldbury Wells, Bridgnorth, Shropshire	11/02/2022	1	0	1						1	0
20/03172/FUL	1 Bridge Street, Bridgnorth, Shropshire, WV15 6AF	11/11/2020	3	0	3						3	0
20/03340/FUL	Astley Farm, Alveley, Shropshire, WV15 6ER	06/04/2021	4	0	4						4	0
20/03922/FUL	Agricultural Buildings At Moor Farm, Halfway House Lane, Eardington, Bridgnorth, Shropshire	26/03/2021	4	0	4						4	0
20/04902/FUL	Vinery Bothy, Stanley Hall, Astley Abbots, Bridgnorth, Shropshire	28/06/2021	1	0	1						1	0
20/05278/FUL	Proposed Conversion Of Outbuildings At Cantreyn, Cantern Bank, Bridgnorth, Shropshire	28/10/2021	2	0	2						2	0
21/00440/FUL	8 Waterloo Terrace, Bridgnorth, Shropshire, WV16 4EG	07/04/2021	1	0	1						1	0
21/01250/FUL	Proposed Residential Barn Conversion North Of The Cleeve, Station Road, Ditton Priors, Shropshire	24/06/2021	1	0	1						1	0
21/01716/FUL	Severn Valley Alpacas Ltd, Valley View, Romsley, Alveley, Bridgnorth, Shropshire, WV15 6HW	20/10/2021	1	0	1						1	0
21/02251/OUT	Acton Arms Hotel, Morville, Bridgnorth, Shropshire, WV16 4RJ	09/09/2021	3	0	3						3	0
21/02344/FUL	Proposed Affordable Dwelling To The West Of Farmcote Cottage, Upper Farmcote, Claverley, Shropshire	25/05/2022	1	0	1						1	0
21/03533/FUL	The Vogue, Worfield, Bridgnorth, Shropshire, WV15 5NT	08/10/2021	0	0	0						0	0
21/04283/FUL	Proposed Affordable Dwelling North Of Broughton Farm, Broughton, Claverley, Shropshire	23/03/2022	1	0	1						1	0
21/04366/FUL	Proposed Affordable Dwelling NW Of Hill Farm, Chelmarsh, Bridgnorth, Shropshire	23/05/2022	1	0	1						1	0
21/04409/FUL	Meadow Ridge, Birdsgreen, Alveley, Bridgnorth, Shropshire, WV15 6HJ	18/11/2021	0	0	0						0	0
21/04620/OUT	Proposed Dwelling North Of 2 Goodwood Avenue, Bridgnorth, Shropshire	25/11/2021	1	0	1						1	0
21/04853/FUL	The Wyches, Chantry Lane, Quatford, Bridgnorth, Shropshire, WV15 6QJ	01/03/2022	0	0	0						0	0
21/04925/FUL	Proposed Dwelling To The West Of Middleton Scriven, Bridgnorth, Shropshire	13/10/2022	1	0	1						1	0
21/05080/FUL	The Crest, Billingsley, Bridgnorth, Shropshire, WV16 6PH	29/09/2022	0	0	0						0	0
21/05418/FUL	Proposed Affordable Dwelling, Middleton Scriven, Bridgnorth, Shropshire	21/10/2022	1	0	1						1	0
21/05611/FUL	Red Hill House, Spoonley Gate, Pattingham, Wolverhampton, WV6 7ED	23/11/2022	1	0	1						1	0
21/05789/FUL	Land South Of Chapel Farm, Lower Netchwood, Monkhopton, Bridgnorth, Shropshire, WV16 6TF	30/06/2022	1	0	1						1	0
22/00362/FUL	Sandy Bank, Wooton, Six Ashes, Bridgnorth, Shropshire, WV15 6EE	21/04/2022	4	0	4						4	0
22/00392/FUL	Land Off Russell Close, Stanmore, Bridgnorth, Shropshire, WV15 5JG	30/03/2022	2	0	2						2	0
22/00493/FUL	Maypole House, Chesterton, Bridgnorth, Shropshire, WV15 5NX	30/03/2022	1	0	1						1	0
22/01472/FUL	Former Bridgnorth District Council, Westgate, Bridgnorth, Shropshire, WV16 5AA	07/02/2023	30	0	30						30	0
22/01504/FUL	24 Ludlow Road, Bridgnorth, Shropshire, WV16 5AG	19/08/2022	5	0	5						5	0
22/02652/FUL	New Dwelling To The North Of Rosehill Drive, Bridgnorth, Shropshire	13/10/2022	1	0	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
22/03180/FUL	Spring Cottage, Sytch House Green, Claverley, Wolverhampton, Shropshire, WV5 7AL	05/10/2022	1	0	1						1	0
22/03728/FUL	Proposed Affordable Dwelling To The North Of, Glazeley, Bridgnorth, Shropshire	15/02/2023	1	0	1						1	0
22/04599/FUL	Conversion Of Outbuilding, Manor Farm, Aston Botterell, Bridgnorth, Shropshire	20/12/2022	1	0	1						1	0
22/04889/FUL	Dairy House, Ludstone, Claverley, Wolverhampton, Shropshire, WV5 7DE	30/01/2023	1	0	1						1	0
22/04905/FUL	6 Salop Street, Bridgnorth, Shropshire, WV16 4QU	06/01/2023	1	0	1						1	0
22/05232/FUL	Clearview, Rushmere, Wootton, Bridgnorth, WV15 6EE	28/02/2023	1	0	1						1	0
22/05737/FUL	Proposed Barn Conversion At Lower Shirlett Farm, Shirlett, Morville, Shropshire	24/03/2023	1	0	1						1	0
23/00204/FUL	Proposed Residential Barn Conversions To The North Of, Halfway House Lane, Eardington, Bridgnorth, Shropshire	30/03/2023	4	0	4						4	0
23/00208/FUL	High Leasowe, Romsley Lane, Romsley, Bridgnorth, Shropshire, WV15 6HW	09/03/2023	0	0	0						0	0
BR/96/0629	Hook Farm, Bridgnorth	01/01/1997	3	1	2						2	0
BR/APP/FUL/06/0247	Adj The Hollies, Griffiths Green, Claverley, Wolverhampton	22/06/2006	1	0	1						1	0
BR/APP/FUL/07/0493	Adj To Stable Cottage, Cliff Road, Bridgnorth	26/07/2007	1	0	1						1	0
BR/APP/FUL/08/0637	Great Oxenbold Farm, Brockton, Much Wenlock	08/06/2009	3	0	3						3	0
14/02614/FUL	Benthall Grange, Benthall Lane, Benthall, Broseley, TF12 5RR	22/10/2015	3	0	3						3	0
14/04740/FUL	Development Land Off Calcutts Road, Jackfield, Shropshire	15/12/2017	9	0	9						9	0
14/05409/FUL	Proposed Development Land At Hockley Bank, Park View, Broseley, Shropshire	27/06/2016	1	0	1						1	0
16/00472/FUL	Land Off Fox Lane, Broseley, Shropshire	25/05/2016	1	0	1						1	0
17/01239/FUL	Site at 29 Sycamore Road, Broseley, Shropshire	25/08/2017	1	0	1						1	0
18/03034/REM	Land Off Park View, Broseley, Shropshire	15/11/2019	6	0	6						6	0
18/03235/REM	Rosewood Pet Products Ltd, 45 Coalport Road, Broseley, Shropshire, TF12 5AN	02/10/2019	20	0	20						20	0
18/04550/FUL	Land Adjoining Padman House, Cape Street, Broseley, Shropshire	30/06/2021	4	0	4						4	0
19/03639/REM	Proposed Development Land To The East Of Avenue Road, Broseley, Shropshire	13/07/2022	16	0	16						16	0
20/01162/FUL	Development Site Adjacent Stone Lee, Calcutts Road, Jackfield, Shropshire, TF8 7LG	14/10/2020	3	0	3						3	0
20/01470/FUL	Court View, Duke Street, Broseley, TF12 5LX	29/05/2020	0	0	0						0	0
20/02093/FUL	Land Adjacent Tynning Cottage, Chapel Lane, Broseley, Shropshire	24/11/2022	1	0	1						1	0
21/05984/FUL	Proposed Residential Development Land Off, Park View, Broseley, Shropshire	31/05/2022	8	2	6						6	0
22/00555/REM	45 Coalport Road, Broseley, TF12 5AN	15/06/2022	2	0	2						2	0
22/00875/FUL	New Dwelling Off Fox Lane, Broseley, Shropshire	06/06/2022	1	0	1						1	0
22/01408/FUL	17 Hockley Road, Broseley, Shropshire, TF12 5HT	26/08/2022	1	0	1						1	0
22/01544/FUL	Land Adj. Valley View, King Street, Broseley, Shropshire, TF12 5NA	23/09/2022	1	0	1						1	0
10/00652/FUL	Coppice House, Longnor, Shrewsbury	03/11/2010	1	0	1						1	0
10/03321/FUL	Upper Farm, Marshbrook, Church Stretton	21/12/2010	1	0	1						1	0
10/03469/FUL	Frodesley Lane Farm, Acton Burnell, Shrewsbury	05/01/2011	1	0	1						1	0
10/05562/FUL	Woolstaston Hall, Woolstaston, Shrewsbury	07/04/2011	3	0	3						3	0



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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
11/00413/FUL	Top Farm, Leebotwood, Church Stretton	08/04/2011	1	0	1						1	0
12/01801/REM	Adj To Greystones, Longnor, Shrewsbury	23/10/2012	3	0	3						3	0
12/03394/REM	Brambles, Clive Avenue, Church Stretton	29/10/2012	3	2	1						1	0
14/00583/FUL	Boystone Farm, Darby Lane, Wall Under Heywood, Shropshire, SY6 7DT	14/10/2014	1	0	1						1	0
14/05004/FUL	Proposed Affordable Dwelling South East Of Pitchford, Shropshire	08/06/2017	1	0	1						1	0
15/03512/FUL	Oak Tree View, Church Preen, Church Stretton, Shrewsbury, Shropshire, SY6 7LH	07/10/2016	1	0	1						1	0
15/04383/FUL	Proposed Dwelling South Of Cargan, All Stretton, Shropshire	13/09/2016	1	0	1						1	0
16/01773/FUL	Proposed Affordable Dwelling North Of Rose Cottage, Longville In The Dale, Shropshire	23/12/2016	1	0	1						1	0
16/02491/REM	The Leasowes, Sandford Avenue, Church Stretton, Shropshire, SY6 7AE	17/01/2018	43	0	43						43	0
16/02690/FUL	34-36 Sandford Avenue, Church Stretton, SY6 6BH	30/09/2016	1	0	1						1	0
16/03562/FUL	Former Cowshed, South Of Hamperley Farm, Hamperley, Shropshire	07/11/2016	1	0	1						1	0
16/05366/FUL	Hall Farm, Picklescott, Shrewsbury, Church Stretton, Shropshire, SY6 6NR	11/04/2018	3	0	3						3	0
17/00382/FUL	The Flat, 20 Sandford Avenue, Church Stretton, Shropshire, SY6 6BW	21/03/2017	1	0	1						1	0
17/01564/REM	Longlea Farm, Longville In The Dale, Much Wenlock, Shropshire, TF13 6DS	27/06/2017	2	1	1						1	0
18/02012/FUL	Proposed Barn Conversion At Church Farm, Rushbury, Shropshire, SY6 7EB	02/10/2018	1	0	1						1	0
18/02340/FUL	Proposed Barn Conversion NW Of Church Farm, Rushbury, Shropshire	19/09/2018	1	0	1						1	0
18/03355/FUL	Longville Arms, Longville In The Dale, Much Wenlock, Shropshire, TF13 6DT	16/10/2020	1	0	1						1	0
18/03631/FUL	Garages Off Yeld Bank, Church Stretton, Shropshire	28/11/2018	1	0	1						1	0
18/04865/FUL	Agricultural Buildings To The East Of Old Mill Farm, Walkmills, Church Stretton, Shropshire	16/04/2019	1	0	1						1	0
18/05229/FUL	Home Farm, Acton Burnell, Shrewsbury	29/07/2020	9	6	3						3	0
19/03202/FUL	Proposed Residential Development At Crown House, Burway Road, Church Stretton, Shropshire	04/11/2022	14	0	14						14	0
19/05428/FUL	Flats 5 And 6, The Old Factory, Cardingmill Valley, Church Stretton, Shropshire, SY6 6JG	26/03/2020	-1	0	-1						-1	0
20/00209/FUL	Longville Farm, Longville In The Dale, Much Wenlock, Shropshire, TF13 6DS	18/11/2020	4	0	4						4	0
20/01847/FUL	Crimond, 85 Ludlow Road, Church Stretton, SY6 6RA	28/07/2020	0	0	0						0	0
20/02569/FUL	Proposed Local Needs Dwelling To The South Of Hollyhurst, Leebotwood, Shropshire	21/05/2021	1	0	1						1	0
20/03364/FUL	Store Rear Of 21 High Street, Church Stretton, Shropshire	06/07/2021	1	0	1						1	0
20/04288/FUL	Proposed Local Needs Dwelling, Cardington Moor, Church Stretton, Shropshire	07/10/2021	1	0	1						1	0
21/01462/FUL	22 Sandford Avenue, Church Stretton, SY6 6BW	28/06/2021	1	0	1						1	0
21/03399/FUL	Proposed Exception Site Dwelling South Of Batchcott Hall, Batchcote, Church Stretton, Shropshire	19/01/2022	1	0	1						1	0
21/04616/FUL	Hill Cottage, Clive Avenue, Church Stretton, SY6 7BL	04/04/2022	1	0	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
21/04640/FUL	Evenwood Cottage, Cound Moor, Shrewsbury, Shropshire, SY5 6BE	29/03/2022	0	0	0						0	0
21/04954/FUL	Proposed Barn Conversion West Of The Manor, East Wall, Shropshire	25/03/2022	1	0	1						1	0
21/06016/FUL	Land South Of Plaish Park Farm, Plaish, Church Stretton, Shropshire	17/08/2022	1	0	1						1	0
22/00711/FUL	Hill Farm, Church Stretton, Shropshire, SY6 6LF	11/07/2022	1	0	1						1	0
22/02940/FUL	Belvedere Guest House, Burway Road, Church Stretton, Shropshire, SY6 6DP	12/08/2022	1	0	1						1	0
22/03535/REM	Proposed Agricultural Workers Dwelling SW Of Upper Stanway, Rushbury, Shropshire	30/09/2022	1	0	1						1	0
22/03552/OUT	Residential Development Land Adj Mallabar Lodge, Elms Lane, Little Stretton, Shropshire	21/10/2022	1	0	1						1	0
22/03678/FUL	Bottle And Glass Inn, Picklescott, Church Stretton, Shropshire, SY6 6NR	21/11/2022	1	0	1						1	0
22/04742/FUL	Former Chapel Building, Ludlow Road, Little Stretton, Church Stretton, Shropshire, SY6 6RB	13/01/2023	1	0	1						1	0
22/04872/FUL	Land Adjacent To Manor Farm, Chelmick, Shropshire	29/03/2023	10	0	10						10	0
22/05602/FUL	Magpie Cottage, 24 Shrewsbury Road, Church Stretton, Shropshire, SY6 6JB	01/03/2023	0	0	0						0	0
SA/08/0678/F	Oaklands Farm, Condoover, Shrewsbury	23/07/2008	2	0	2						2	0
SA/08/1295/F	Court House Farm, Gretton, Church Stretton	11/12/2008	3	1	2						2	0
SS/1/07/19587/F	Land At Hall Farm, Longville In The Dale, Much Wenlock	18/07/2007	1	0	1						1	0
10/03236/FUL	Wrickton House Barn, Burwarton, Bridgnorth, Shropshire, WV16 6RS	18/11/2010	1	0	1						1	0
12/00836/FUL	Land At Rose Hill, Cleobury Mortimer, Shropshire, DY14 8JP	19/02/2015	1	0	1						1	0
15/01919/FUL	Land To The Rear Of 41 Furlongs Road, Cleobury Mortimer, Shropshire, DY14 8AR	28/07/2016	12	0	12						12	0
17/05796/FUL	Proposed Residential Development Land To The North Of Station Road, Stottesdon, Shropshire	08/11/2018	2	0	2						2	0
18/02803/FUL	2 Church Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8BS	07/11/2018	2	0	2						2	0
18/03718/FUL	Land Adjacent The Dingle, Hopton Wafers, Shropshire	05/09/2019	1	0	1						1	0
18/04740/FUL	Proposed Affordable Dwelling At Farlow Farm Nursery, Oretton, Cleobury Mortimer, Shropshire	16/09/2021	1	0	1						1	0
18/05299/FUL	Proposed Barn Conversion West Of Malt House Farm, Wheathill, Shropshire	24/01/2019	1	0	1						1	0
18/05739/FUL	Proposed Dwellings East Of Doddington, Shropshire	14/08/2019	2	0	2						2	0
18/05835/FUL	Proposed Barn Conversions At Earls Ditton Farm, Earls Ditton, Shropshire	22/02/2019	5	0	5						5	0
19/00084/FUL	Proposed Residential Development Land, Stottesdon, Shropshire	16/11/2020	1	0	1						1	0
19/01329/FUL	Proposed Residential Development Land To The South Of Doddington, Shropshire	13/04/2021	2	0	2						2	0
19/02246/FUL	Proposed Residential Development Land To The East Of Mortimer Gardens, Cleobury Mortimer, Shropshire	11/10/2019	5	0	5						5	0
19/03832/FUL	Proposed Barn Conversion To The North Of Button Bridge Lane, Buttonbridge, Kinlet, Shropshire	23/12/2019	1	0	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
19/05151/OUT	Proposed Residential Development South Of Little Stocks Close, Kinlet, Shropshire	15/05/2020	15	0	15						15	0
20/00127/FUL	Proposed Dwelling West Of Windrush, Buttonoak, Kinlet, Shropshire	28/05/2020	1	0	1						1	0
20/00402/FUL	Land Adjacent The Dingle, Hopton Wafers, Shropshire	06/11/2020	1	0	1						1	0
20/00697/FUL	Proposed Affordable Dwelling To The West Of Cramer Gutter, Oretton, Cleobury Mortimer, Shropshire	01/02/2022	1	0	1						1	0
20/01201/FUL	Proposed Dwelling East Of 1 Hill Houses, Bridgnorth, Shropshire	29/10/2020	1	0	1						1	0
20/01270/FUL	Proposed Dwelling West Of Bridge Cottage, Hopton Wafers, Shropshire	24/07/2020	1	0	1						1	0
20/02448/FUL	Proposed Barn Conversion At Coveridge Fields Farm, Wheathill, Shropshire	01/10/2021	1	0	1						1	0
20/02685/FUL	Proposed Barn Conversion SE Of Coveridge Fields Farm, Wheathill, Shropshire	28/01/2021	1	0	1						1	0
20/04558/REM	Proposed Dwelling North East Of Springfield, Wheathill, Shropshire	15/12/2020	1	0	1						1	0
21/00436/FUL	The Bell Inn, 8 Lower Street, Cleobury Mortimer, DY14 8AA	12/04/2021	2	0	2						2	0
21/00704/FUL	Proposed Development Land West Of Crown Cottages, Bagginswood, Stottesdon, Shropshire	20/08/2021	1	0	1						1	0
21/00835/FUL	3 New Road, Oretton, Cleobury Mortimer, Kidderminster, Shropshire, DY14 0TY	16/08/2021	1	0	1						1	0
21/01141/FUL	Proposed Dwelling To The North Of, Factory Lane, Oretton, Cleobury Mortimer, Shropshire	27/06/2022	1	0	1						1	0
21/02814/FUL	Proposed Dwelling To The East Of Oretton Cottage, Oretton, Cleobury Mortimer, Shropshire	05/08/2021	1	0	1						1	0
21/04276/FUL	Proposed Dwelling North Of Coombe Farm, Bagginswood, Stottesdon, Shropshire	09/12/2021	1	0	1						1	0
21/04514/REM	Proposed Dwelling, Land Off Earls Ditton Lane, Doddington, Shropshire	09/11/2021	1	0	1						1	0
21/04536/FUL	Wayside Bungalow, Cornbrook, Clee Hill, Ludlow, Shropshire, SY8 3QQ	15/02/2022	0	0	0						0	0
22/00699/OUT	Proposed Dwelling SW Of Upper Dudnill Farm, Cleobury Mortimer, Shropshire	14/02/2023	1	0	1						1	0
22/01353/FUL	Proposed Dwelling To The East Of, Oretton Road, Oretton, Cleobury Mortimer, Shropshire	09/02/2023	1	0	1						1	0
22/02540/FUL	Proposed Dwelling South West Of Malthouse Farm, Wheathill, Shropshire	05/09/2022	1	0	1						1	0
22/02563/FUL	18 High Street, Cleobury Mortimer, DY14 8DG	02/08/2022	1	0	1						1	0
22/02990/FUL	Proposed Dwelling, New House Farm, Bagginswood, Stottesdon, Shropshire	21/11/2022	1	0	1						1	0
22/03439/FUL	Proposed Residential Dwelling, Stottesdon, Shropshire	28/11/2022	1	0	1						1	0
22/03588/REM	Land Adjoining Bryn Clee, Wheathill, Shropshire	30/09/2022	1	0	1						1	0
22/04601/FUL	Proposed Barn Conversion SE Of Titford, Catherton Road, Cleobury Mortimer, Shropshire	21/03/2023	1	0	1						1	0
22/05416/FUL	Proposed Residential Barn Conversion West Of Blundell Farm, Holly Lane, Stottesdon, Shropshire	24/03/2023	1	0	1						1	0
BR/APP/FUL/01/0210	Coombe Farm, Bagginswood, Stottesdon, Kidderminster	10/05/2001	3	2	1						1	0
11/03349/FUL	Upper House Farm, Abdon, Craven Arms	14/12/2011	3	0	3						3	0

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12/03881/FUL	Land At Hillend Farm, Westhope, Craven Arms, Shropshire	23/01/2014	1	0	1						1	0
15/03350/FUL	Wormsley Barn, Hopton Cangeford, Shropshire	21/12/2015	1	0	1						1	0
16/00142/FUL	Proposed Dwelling Adjacent Rose Cottages, Clun Road, Aston On Clun, Shropshire	07/11/2016	1	0	1						1	0
16/00804/FUL	Keepers Cottage, 154 Stokesay, Craven Arms, Shropshire, SY7 9AN	15/08/2017	1	0	1						1	0
16/01169/REM	Temperance Hall Hotel, 19 Shrewsbury Road, Craven Arms, Shropshire, SY7 9PY	13/12/2016	27	10	17						17	0
16/01481/FUL	Proposed Affordable Dwelling NE Of Meadow Cottage, Cwm Head, Church Stretton, Shropshire	20/03/2017	1	0	1						1	0
16/03628/FUL	Former Poultry Unit Site Corfton, Shropshire, SY7 9LD	04/07/2017	7	0	7						7	0
17/03158/FUL	Proposed Affordable Dwelling East Of Red House, Upper Hayton, Shropshire	25/06/2018	1	0	1						1	0
18/00312/FUL	Proposed Agricultural Workers Dwelling North West Of Abdon, Craven Arms, Shropshire	14/02/2020	1	0	1						1	0
18/02847/FUL	The Grove, Holdgate, Much Wenlock, Shropshire, TF13 6LN	14/08/2018	1	0	1						1	0
18/04686/FUL	Horderley Farm, Horderley, Craven Arms, Shropshire, SY7 8HP	16/01/2019	1	0	1						1	0
18/04776/FUL	Garages North Of Mynd View, Craven Arms, Shropshire	18/12/2018	1	0	1						1	0
19/00218/FUL	Proposed Dwelling To The South Of Hopesay, Shropshire	08/05/2019	1	0	1						1	0
19/01946/FUL	The Old Stables, Upper House Farm, Abdon, Craven Arms, Shropshire, SY7 9HZ	25/02/2020	2	0	2						2	0
19/02346/REM	Kevindale, Aston-On-Clun, Craven Arms, SY7 0NT	19/11/2019	1	0	1						1	0
19/03896/FUL	Old Malt House, Delbury Hall, Diddlebury, Shropshire, SY7 9DH	26/11/2019	1	0	1						1	0
19/05136/REM	Proposed Residential Development Land Off B4367, Broome, Shropshire	03/01/2020	1	0	1						1	0
19/05376/REM	Proposed Dwelling To The East Of Church Farm, Stoke St Milborough, Shropshire	07/02/2020	1	0	1						1	0
20/00033/FUL	Proposed Residential Development NE Of Railway Terrace, Broome, Aston On Clun, Shropshire	07/08/2020	1	0	1						1	0
20/01195/FUL	Barn Known As Clee View Barn, Munslow, Shropshire	28/10/2020	1	0	1						1	0
20/01454/FUL	Proposed Exception Site Dwelling North Of Cold Weston, Shropshire	27/09/2021	1	0	1						1	0
20/01942/FUL	The Coppice, Whittingslow, Church Stretton, Shropshire, SY6 6PZ	11/09/2020	0	0	0						0	0
20/03100/FUL	Proposed Residential Development Land To The West Of Bache Mill, Diddlebury, Shropshire	01/12/2021	5	2	3						3	0
20/03308/FUL	Proposed Dwelling West Of Blacksmiths Cottage, Broome, Shropshire	13/04/2021	1	0	1						1	0
20/03877/FUL	Proposed Barn Conversions At Hale Barn, Diddlebury, Shropshire	22/01/2021	2	0	2						2	0
20/04268/FUL	Little Onny, Horderley, Craven Arms, Shropshire, SY7 8HT	16/08/2022	0	0	0						0	0
20/05018/FUL	Proposed Barn Conversion At Munslow Farm, Munslow, Shropshire	08/03/2021	1	0	1						1	0
20/05219/FUL	Proposed Barn Conversion Adj 4 Brookhampton, Holdgate, Shropshire	22/03/2021	1	0	1						1	0
21/00179/FUL	Stokesay Castle Hotel, School Road, Craven Arms, SY7 9PE	08/03/2021	4	0	4						4	0
21/01422/REM	Proposed Dwelling North Of 1 Camp View, Craven Arms, Shropshire	24/05/2021	1	0	1						1	0



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21/02546/FUL	Proposed Barn Conversion South Of Upper Barn, Seifton, Craven Arms, Shropshire	27/07/2021	1	0	1						1	0
21/02782/FUL	Proposed Affordable Dwelling South Of B4364, Cleedownton, Shropshire	10/06/2022	1	0	1						1	0
21/03900/FUL	21 Shrewsbury Road, Craven Arms, SY7 9QD	28/09/2021	1	0	1						1	0
21/04391/FUL	Church House, Clee St Margaret, Craven Arms, Shropshire, SY7 9DT	15/02/2022	2	0	2						2	0
21/05031/FUL	6 Corvedale Road, Craven Arms, SY7 9NE	08/12/2021	1	0	1						1	0
21/05805/FUL	Proposed Affordable Dwelling West Of Cold Weston, Clee St Margaret, Shropshire	16/12/2022	1	0	1						1	0
21/05912/FUL	The Old School, Culmington, Ludlow, Shropshire, SY8 2DF	07/03/2022	1	0	1						1	0
22/00279/FUL	Proposed Residential Barn Conversion At The Hale Barns, Corfton, Shropshire	07/06/2022	3	0	3						3	0
22/00397/FUL	Maryville, Aston On Clun, Craven Arms, Shropshire, SY7 8ER	21/03/2022	0	0	0						0	0
22/03672/FUL	Proposed Barn Conversion North Of Glenburrell Farm, Horderley, Shropshire	24/01/2023	1	0	1						1	0
22/04176/FUL	Cut And Curl, Hair Salon, Dale Street, Craven Arms, Shropshire, SY7 9PB	29/11/2022	1	0	1						1	0
22/04316/OUT	Proposed Dwelling Adjacent Church Farm, Stoke St Milborough, Shropshire	24/01/2023	1	0	1						1	0
22/05658/FUL	Land To The Rear Of Former Bank Premises, Corvedale Road, Craven Arms, Shropshire	27/02/2023	2	0	2						2	0
SS/1/06/19024/RM	Land Adj To Bockleton Court, Stoke St Milborough, Ludlow	31/01/2007	1	0	1						1	0
SS/1/8310/P/	Barns At Whettleton, Craven Arms	01/11/1997	1	0	1						1	0
SS/1/99/10087/F	Adj The Terrace, Stoke St Milborough, Nr Ludlow	01/01/2000	3	1	2						2	0
09/00428/FUL	Outbuildings At Onston Farm, Tetchill, Ellesmere	16/11/2009	7	0	7						7	0
14/02047/FUL	The Hatch, Lyneal, Ellesmere, SY12 0QF	02/07/2014	0	0	0						0	0
14/05016/FUL	New Dwelling At Mayfield Farm, Elson, Ellesmere, Shropshire	05/06/2015	1	0	1						1	0
15/01345/FUL	Proposed Affordable Dwelling North Of Brook Cottage, Elson, Ellesmere, Shropshire	09/11/2015	1	0	1						1	0
15/02513/FUL	Proposed Dwelling On The East Side Of Crosemere Road, Cockshutt, Shropshire	04/11/2015	1	0	1						1	0
15/05415/REM	Proposed Development Land South Of The Hawthorns, Ellesmere, Shropshire	19/10/2017	112	91	21	21					21	0
16/01689/FUL	Buildings At Plas Thomas Farm, Dudleston, Ellesmere, Shropshire	28/06/2018	3	0	3						3	0
17/02540/FUL	Proposed Local Needs Dwelling East Of Brookfields, Lyneal, Ellesmere, Shropshire	03/07/2018	1	0	1						1	0
17/03500/REM	Proposed Development Land South Of B5063, Welshampton, Shropshire	06/11/2019	7	4	3						3	0
18/00697/FUL	5 Chapel Lane, Bagley, Shropshire, SY12 9BS	17/05/2018	0	0	0						0	0
18/01027/OUT	Old Station Yard, Brownlow Road, Ellesmere, Shropshire	28/09/2021	65	0	65		7	25	25	8	65	0
18/03491/FUL	Burlton Manor, Burlton, Shrewsbury, Shropshire, SY4 5TD	18/06/2019	1	0	1						1	0
18/05895/FUL	Land South East Derwen Farm, St Martins, Shropshire	06/10/2020	1	0	1						1	0
19/01304/FUL	Proposed Barn Conversion At Oteley, Mereside, Ellesmere, Shropshire	23/11/2020	1	0	1						1	0
19/02381/FUL	Proposed Affordable Dwellings SE Of Sodyllt Farm House, Sodyllt Bank, Ellesmere, Shropshire	13/02/2020	2	0	2						2	0

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20/00517/REM	Proposed Dwelling South East Of The Woodlands, Elson Road, Ellesmere, Shropshire	13/03/2020	1	0	1						1	0
20/02270/OUT	Land Adjacent To Glen Havon, Dudleston Heath, Shropshire	22/03/2022	20	0	20						20	0
20/04019/FUL	Land South Of Bridgewater Street, Ellesmere, Shropshire	14/07/2021	23	0	23						23	0
20/04023/FUL	Proposed Dwelling To The West Of 14 Ellesmere Road, Tetchill, Shropshire	12/02/2021	1	0	1						1	0
20/04092/FUL	Proposed Conversion Of Outbuilding North Of New Marton Farm, New Marton, St Martins, Shropshire	09/02/2021	1	0	1						1	0
20/04280/REM	Higher Perthy, Ellesmere	24/02/2021	1	0	1						1	0
20/04388/FUL	Bank House, Copes Lane, Welshampton, SY12 OPY	29/01/2021	4	0	4						4	0
20/04674/FUL	Blackhurst Ford, Northwood, Wem, Shropshire, SY4 5NN	08/09/2021	1	0	1						1	0
20/05084/FUL	Church Farm, Hordley, Ellesmere, Shropshire, SY12 9BB	07/03/2022	1	0	1						1	0
21/00125/FUL	Proposed Residential Barn Conversion At Old Hall, Old Marton, Ellesmere, Shropshire	29/04/2021	1	0	1						1	0
21/02358/FUL	Holiday Flats At Wood Farm, Burlton, Shropshire, SY4 5SU	13/12/2021	1	0	1						1	0
21/03514/FUL	Proposed Barn Conversion NE Of Lee Hall Barn, Lee, Ellesmere, Shropshire	12/10/2021	1	0	1						1	0
21/03602/FUL	Proposed Residential Development Land To The South Of Oswestry Road, Ellesmere, Shropshire	24/08/2022	107	0	107	7	25	25	25	25	107	0
21/03903/FUL	Proposed Residential Development Land North Of Tetchill Farm, Farm Lane, Tetchill, Shropshire	07/06/2022	2	0	2						2	0
21/05422/FUL	2 Willow Street, Ellesmere, SY12 OAQ	18/02/2022	1	0	1						1	0
22/00165/REM	Acorn Cottage, Lower Perthy, Ellesmere, Shropshire, SY12 9HX	31/03/2022	2	0	2						2	0
22/00824/FUL	Proposed Barn Conversion At, The Cross, Ellesmere, Shropshire	23/05/2022	1	0	1						1	0
22/01224/FUL	32 Scotland Street, Ellesmere, SY12 OEG	31/05/2022	2	0	2						2	0
22/01333/COU	Holiday Let Accommodation At, Parkley, The Trench, Ellesmere, Shropshire, SY12 9DT	17/05/2022	2	0	2						2	0
22/05178/FUL	Victoria Garage, Scotland Street, Ellesmere, Shropshire, SY12 ODG	14/03/2023	8	0	8						8	0
NS/01/00367/FUL	Crosemere Grange, Crosemere, Cockshutt, Ellesmere	29/08/2001	3	1	2						2	0
NS/08/00044/DET	Cheyne Walk, Lyneal Lane, Lyneal, Ellesmere	07/02/2008	1	0	1						1	0
NS/08/02002/FUL	Rock Farm, St Martins, Oswestry	12/02/2009	4	2	2						2	0
NS/09/00137/FUL	Sycamore Farm, Hordley, Ellesmere	11/05/2009	2	1	1						1	0
14/02727/FUL	Kings Arms Inn, Chelmarsh, Bridgnorth, Shropshire, WV16 6BQ	16/05/2016	4	0	4						4	0
14/03798/FUL	The Cedars, Bridgnorth Road, Highley, Bridgnorth, Shropshire, WV16 6EP	23/05/2016	1	0	1						1	0
17/02273/FUL	Proposed Dwelling North Of Kinlet View, Bridgnorth Road, Highley, Shropshire	01/02/2018	1	0	1						1	0
20/02493/FUL	Land East Of Bache Arms, Off Coronation Street, Highley, Shropshire	28/10/2020	4	0	4						4	0
21/03769/FUL	Proposed Affordable Dwelling To The North Of 2, Ingram Lane, Chelmarsh, Bridgnorth, Shropshire	25/10/2022	1	0	1						1	0
22/02043/OUT	Proposed Residential Development Land To The East Of Blything Court, Highley, Shropshire	04/08/2022	2	0	2						2	0
22/02166/FUL	Ladymoor, Severnside, Highley, Bridgnorth, Shropshire, WV16 6NU	05/07/2022	1	0	1						1	0
22/05552/FUL	Proposed Dwelling North Of 1, Blything Court, Highley, Shropshire	13/02/2023	1	0	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
10/04956/FUL	Unit 11 23-24 Corve Street, Ludlow	31/01/2011	1	0	1						1	0
13/01665/FUL	Land South Of Spring Cottage, Steventon Road, Ludlow, Shropshire	31/03/2014	1	0	1						1	0
13/02795/FUL	Lower Barns House, Lower Barns Road, Ludlow, Shropshire, SY8 4DS	02/10/2013	0	0	0						0	0
13/03862/OUT	Proposed Residential Development South Of A49, Ludlow, Shropshire	30/11/2015	213	0	213		15	36	36	36	123	90
13/03933/FUL	Chapel Works Old Street, Ludlow, Shropshire, SY8 1NR	29/10/2014	8	0	8						8	0
13/04981/FUL	Land Adj. New House Farm, Huntingdon Lane, Ashford Carbonell, Ludlow, Shropshire, SY8 4DG	15/10/2014	1	0	1						1	0
14/01245/FUL	Car Park At Penny Black Inn, Knowbury, Ludlow, Shropshire, SY8 3LL	03/06/2016	1	0	1						1	0
14/04121/FUL	Woodcroft Farm, Richards Castle, Ludlow, Shropshire, SY8 4EB	11/12/2014	1	0	1						1	0
15/00949/FUL	Ludford House, Overton Road, Ludford, Ludlow, SY8 1PJ	09/05/2016	7	1	6						6	0
15/02552/FUL	4 King Street, Ludlow, Shropshire, SY8 1AQ	02/11/2015	6	0	6						6	0
16/04192/FUL	Proposed Dwelling South Of Nelson Inn, Rocks Green, Ludlow, Shropshire	13/02/2017	1	0	1						1	0
17/03015/FUL	Proposed Dwellings Rear Of 18 Bull Ring, Ludlow, Shropshire	17/10/2017	2	0	2						2	0
17/05189/FUL	Proposed Residential Development Land South Of Rocks Green, Ludlow, Shropshire	23/01/2019	133	63	70	36	34				70	0
18/01182/FUL	Proposed Residential Development, Adjacent To Whitefriars, Ludlow, Shropshire, SY8 1RA	18/05/2018	3	1	2						2	0
18/02384/FUL	Proposed Affordable Dwelling North Of Jays Farm, Hope Bagot, Shropshire	31/01/2022	1	0	1						1	0
18/02413/REM	Proposed Residential Development Land At Foldgate Lane, Ludlow, Shropshire	17/09/2019	137	21	116	17	40	40	19		116	0
19/01741/FUL	Proposed Dwelling West Of Penny Black Inn, Knowbury, Shropshire	14/10/2020	1	0	1						1	0
19/01940/FUL	Proposed Residential Development Land North Of Foldgate Farm, Foldgate Lane, Ludlow, Shropshire	24/03/2020	5	0	5						5	0
19/02060/REM	Proposed Residential Development East Of Fishmore Road, Ludlow, Shropshire	20/11/2019	71	60	11	11					11	0
19/02741/REM	Development Land North Side Of Sheet Road, Ludlow, Shropshire	09/12/2019	63	51	12	12					12	0
19/03470/REM	5 Castle Close, Burford, Tenbury Wells, Shropshire, WR15 8AY	01/10/2019	1	0	1						1	0
19/04978/FUL	Ashford Court, Ashford Carbonell, Ludlow, Shropshire, SY8 4DE	23/12/2020	16	0	16						16	0
19/05216/FUL	Kiln House, Knowlegate, Ludlow, Shropshire, SY8 3AJ	31/01/2020	0	0	0						0	0
19/05321/FUL	Proposed Affordable Dwelling South Of 3 Titrail, Clee Hill, Shropshire	23/09/2020	1	0	1						1	0
19/05368/FUL	Castle Lodge, Castle Square, Ludlow, SY8 1AY	24/04/2020	-1	0	-1						-1	0
19/05380/FUL	Supermarket, Upper Galdeford, Ludlow, SY8 1QF	14/10/2022	19	0	19						19	0
19/05519/FUL	Proposed Residential Development Land Adjacent Linney House, Linney, Ludlow, Shropshire	23/02/2021	4	0	4						4	0
20/00281/FUL	Proposed Barn Conversions At Pervin, Caynham, Shropshire	27/11/2020	5	0	5						5	0
20/01617/FUL	Proposed Residential Development Land To The South Of Rocks Green, Ludlow, Shropshire	01/07/2021	1	0	1						1	0
20/01718/FUL	Proposed Dwelling To The South Of Poyner Road, Ludlow, Shropshire	22/06/2020	1	0	1						1	0



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20/03305/FUL	Proposed Conversion Of Outbuildings To The East Of Raven Lane, Ludlow, Shropshire	04/12/2020	2	0	2						2	0
20/03571/FUL	Burford Mill, Burford, Tenbury Wells, Shropshire, WR15 8HH	27/11/2020	5	0	5						5	0
20/04260/FUL	Dinham Hall, Dinham, Ludlow, SY8 1EJ	23/03/2021	7	0	7						7	0
20/04278/FUL	110 Corve Street, Ludlow, SY8 1DJ	13/01/2021	1	0	1						1	0
20/04514/FUL	22 Broad Street, Ludlow, SY8 1NG	06/01/2021	-2	0	-2						-2	0
20/05288/FUL	Proposed Conversion Of Former Meeting Room, 21 Brand Lane, Ludlow, Shropshire, SY8 1NN	18/03/2021	1	0	1						1	0
21/01918/FUL	Proposed Dwelling To The East Of Castle View Terrace, Ludlow, Shropshire	06/07/2021	1	0	1						1	0
21/02610/FUL	Proposed Affordable Dwelling, Land On The North West Side Of, Clee Hill Road, Burford, Shropshire	22/06/2022	1	0	1						1	0
21/03835/FUL	Proposed Dwelling West Of 2 Riddings Meadow, Ludlow, Shropshire	01/10/2021	1	0	1						1	0
21/04191/VAR	Proposed Mixed Use Development North Side Of Sheet Road, Ludlow, Shropshire	09/03/2022	9	0	9						9	0
21/04581/FUL	Beech House, 41 New Road, Ludlow, SY8 2NY	25/01/2022	3	0	3						3	0
21/05185/FUL	Proposed Dwelling North West Of 20 Lower Galdeford, Ludlow, Shropshire	25/01/2022	1	0	1						1	0
21/05460/FUL	63 Temeside, Ludlow, SY8 1JT	08/04/2022	0	0	0						0	0
22/00471/FUL	Redroofs , 30A Temeside, Ludlow, Shropshire, SY8 1PB	11/07/2022	0	0	0						0	0
22/00770/FUL	Proposed Temporary Agricultural Workers Dwelling West Of, Burford, Shropshire	15/06/2022	1	0	1						1	0
22/01152/OUT	Proposed Dwelling To The East Of, St Stephens Close, Ludlow, Shropshire	20/06/2022	1	0	1						1	0
22/01439/FUL	32 High Street, Clee Hill, Ludlow, Shropshire, SY8 3LZ	30/06/2022	1	0	1						1	0
22/01684/REM	Proposed Residential Development Land South Of Rocks Green, Ludlow, Shropshire	22/09/2022	67	0	67		2	36	29		67	0
22/01790/FUL	Golden Moments, 50 Broad Street, Ludlow, Shropshire, SY8 1NH	29/07/2022	1	0	1						1	0
22/03472/FUL	Pendeford, Lower Barns Road, Ludford, Ludlow, Shropshire, SY8 4DS	10/03/2023	0	0	0						0	0
22/03921/COU	Studio Lodge, Sheet Road, Ludlow, Shropshire, SY8 1LR	21/11/2022	-1	0	-1						-1	0
22/04241/OUT	Proposed Dwelling South Of Swanlea, Tenbury Road, Clee Hill, Shropshire	28/10/2022	1	0	1						1	0
22/04908/FUL	Hope Court Bungalow, Hope Bagot, Ludlow, Shropshire, SY8 3AE	28/03/2023	1	0	1						1	0
22/05652/FUL	21 New Road, Ludlow, Shropshire, SY8 2NY	23/02/2023	1	0	1						1	0
23/00102/OUT	Proposed Dwelling Opposite 120 Stanton Road, Ludlow, Shropshire	06/03/2023	1	0	1						1	0
SS/1/08/21335/F	23-24 Corve Street, Ludlow	26/10/2009	14	0	14						14	0
09/00942/REM	40 Quarry Bank Road, Market Drayton	04/08/2009	1	0	1						1	0
09/01693/FUL	The Old School, London Road, Woore, Crewe	21/09/2009	3	2	1						1	0
09/01858/FUL	Stoke Grange, Shrewsbury Road, Market Drayton	13/10/2009	2	0	2						2	0
10/01122/FUL	Stoke Grange, Shrewsbury Road, Tern Hill, Market Drayton	17/08/2010	7	2	5						5	0
10/01818/FUL	3 Bartons Lane, Market Drayton	30/06/2010	4	0	4						4	0
10/04755/FUL	The Stables, Chipnall, Cheswardine, Market Drayton	26/09/2012	4	0	4						4	0
11/00819/FUL	The Round House, Tag Lane, Chipnal, Market Drayton	19/04/2011	1	0	1						1	0

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11/02594/FUL	Cheswardine Farm, High Street, Cheswardine, Shropshire, TF9 2RS	07/02/2014	6	0	6						6	0
11/03440/FUL	Shelley Signs Ltd, Eaton Upon Tern, Market Drayton	14/03/2013	13	0	13						13	0
12/00800/FUL	Lostford Manor, Lostford Lane, Lostford, Market Drayton	14/12/2012	1	0	1						1	0
12/01014/REM	Cheswardine, Farm High Street, Cheswardine, Market Drayton	05/02/2013	7	0	7						7	0
12/01413/FUL	Land To Rear Of Kings Arms, Shropshire Street, Market Drayton, Shropshire, TF9 3DA	28/04/2015	11	4	7						7	0
12/02563/FUL	Woore Hall Farm, Audlem Road, Woore, Crewe	08/04/2013	1	0	1						1	0
12/02821/FUL	The Clock Tower, The Stables Chipnall Cheswardine Market Drayton Tf9 2Rj	26/09/2012	1	0	1						1	0
12/02874/FUL	Colehurst Manor, Colehurst, Market Drayton, TF9 2JB	13/12/2013	1	0	1						1	0
12/03852/FUL	Elms Farm, Ollerton, Market Drayton, TF9 2BU	15/01/2014	1	0	1						1	0
14/00790/OUT	Land Off Bearstone Road, Norton In Hales, Market Drayton, Shropshire	05/06/2015	14	9	5						5	0
14/04258/VAR	Hillcrest, Salisbury Road, Market Drayton	30/09/2013	1	0	1						1	0
16/01228/FUL	Land Adj The Smithy, Moss Lane, Chipnall, Cheswardine, Shropshire	30/11/2016	1	0	1						1	0
16/03482/REM	Land Adj Moreton Lodge, Moreton Say, Market Drayton, Shropshire, TF9 3RS	25/10/2016	7	0	7						7	0
16/03483/REM	Land South Of Church Farm, Moreton Say, Market Drayton, Shropshire	27/10/2016	9	0	9						9	0
16/03700/FUL	Childs Ercall C.E. Primary School, Village Road, Childs Ercall, TF9 2DA	19/10/2016	2	1	1						1	0
16/04612/FUL	Store South Of Hodnet Medical Centre, Abbots Way, Hodnet, Shropshire	27/01/2017	1	0	1						1	0
17/01558/FUL	Land East Of Smithfield Road, Market Drayton, Shropshire	24/07/2017	2	0	2						2	0
17/05005/FUL	The Mews, Phoenix Bank, Market Drayton, Shropshire, TF9 1JT	06/02/2018	3	0	3						3	0
17/05434/FUL	Proposed Dwelling South Of The Old Vicarage, Childs Ercall, Shropshire	18/06/2018	1	0	1						1	0
18/04100/FUL	Tudor House Hotel, 1 Cheshire Street, Market Drayton, Shropshire, TF9 1PD	05/12/2018	3	0	3						3	0
18/04324/FUL	Land To The South East Of Tawny, Websters Lane, Hodnet, Shropshire	28/06/2019	1	0	1						1	0
18/04326/FUL	Land To The South Of Tawny, Websters Lane, Hodnet, Shropshire	28/06/2019	1	0	1						1	0
18/04327/FUL	Land To The North East Of Tawny, Websters Lane, Hodnet, Shropshire	28/06/2019	1	0	1						1	0
18/05489/FUL	Proposed Barn Conversions To The North Of Woodlane Farm, Wood Lane, Hinstock, Shropshire	06/06/2019	3	0	3						3	0
18/05865/FUL	Land Adjacent To Unit, 1 Station Yard, Pipe Gate, Market Drayton, Shropshire	08/03/2019	-1	0	-1						-1	0
19/00471/REM	Land At 18 Dutton Close, Stoke Heath, Market Drayton, Shropshire, TF9 2JN	22/08/2016	25	0	25						25	0
19/02154/FUL	Proposed Development 11 Bartons Road, Market Drayton, TF9 1DD	29/07/2019	2	0	2						2	0
19/02385/FUL	Stoke Heath Camp, Warrant Road, Stoke Heath, Shropshire	05/04/2022	38	0	38						38	0
19/02855/REM	Proposed Residential Development Land East Of Villa Farm, Wistanswick, Market Drayton, Shropshire	17/10/2019	1	0	1						1	0
19/02964/FUL	Land At 36 Stafford Street, Market Drayton, TF9 1HY	21/09/2020	52	7	45	45					45	0

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19/03980/FUL	40 Stafford Street, Market Drayton, TF9 1JB	18/12/2019	2	0	2						2	0
19/04014/FUL	The Toll House, Ellerton, Newport, Shropshire, TF10 8AW	17/08/2020	1	0	1						1	0
19/04215/FUL	Proposed Residential Development Land To The South Of Audlem Road, Woore, Shropshire	05/03/2021	1	0	1						1	0
20/00447/FUL	Land South Of 54 Red Bank Road, Market Drayton, Shropshire	11/03/2020	2	0	2						2	0
20/00620/FUL	Wollerton Grange Farm, Wood Lane, Wollerton, Market Drayton, Shropshire, TF9 3NY	14/04/2020	1	0	1						1	0
20/00706/FUL	Land Adj Briarcroft, Crickmerry, Market Drayton, Shropshire, TF9 2BG	22/09/2021	1	0	1						1	0
20/01032/FUL	Proposed Dwelling To The North Of Wollerton Old Hall, Wollerton, Shropshire	27/05/2020	1	0	1						1	0
20/01097/FUL	Land Adjacent 39 Alexandra Road, Market Drayton, Shropshire, TF9 3HU	20/05/2020	1	0	1						1	0
20/01682/FUL	Stafford Street And Cross Street Development, Market Drayton, TF9 1HY	30/09/2020	6	0	6						6	0
20/02060/OUT	Land West London Road, Irelands Cross, Woore, Shropshire	30/09/2021	10	0	10						10	0
20/02287/REM	2 Dutton Close, Stoke Heath, Market Drayton, TF9 2JN	02/09/2020	1	0	1						1	0
20/02786/FUL	18 Queen Street, Market Drayton, Shropshire, TF9 1PX	26/08/2020	1	0	1						1	0
20/02976/FUL	Proposed Dwelling At 28 Grove Crescent, Woore, CW3 9SX	12/11/2020	1	0	1						1	0
20/03235/FUL	Spring Hill, Kilnbank Road, Market Drayton, TF9 1LE	13/10/2020	1	0	1						1	0
20/04290/FUL	Workshop, Podmore Road, Cheswardine, Shropshire	15/06/2021	1	0	1						1	0
20/05026/FUL	Pine View, Lockleywood, Hinstock, Market Drayton, Shropshire, TF9 2LU	27/01/2021	0	0	0						0	0
20/05367/REM	Little Acorns, Adderley Road, Spoonley, Market Drayton, Shropshire, TF9 3SR	08/02/2022	1	0	1						1	0
21/00548/FUL	Proposed Residential Development Land North Of Kirkridge, Shrewsbury Road, Market Drayton, Shropshire	08/04/2021	1	0	1						1	0
21/00738/FUL	Proposed Dwelling At 28 Grove Crescent, Woore, CW3 9SX	23/04/2021	1	0	1						1	0
21/01142/REM	Land Off Greenfields Lane, Market Drayton, Shropshire	02/09/2021	209	0	209	25	50	50	50	34	209	0
21/02131/FUL	Costcutter And Takeaways, Dalelands, West Market Drayton, Shropshire, TF9 1DQ	24/06/2021	3	0	3						3	0
21/02235/REM	Proposed Residential Development Land East Of 6 Longslow, Market Drayton, Shropshire	26/07/2021	4	0	4						4	0
21/02241/FUL	Station Yard, Pipe Gate, Market Drayton, Shropshire	08/11/2021	4	0	4						4	0
21/02250/FUL	4 Rush Lane, Market Drayton, Shropshire, TF9 3QX	21/07/2021	5	4	1						1	0
21/02294/FUL	Proposed Dwelling To The South Of Greenfields, Greenfields Lane, Market Drayton, Shropshire	15/07/2021	1	0	1						1	0
21/02985/REM	Proposed Residential Development Land To The South Of Audlem Road, Woore, Shropshire	10/12/2021	4	0	4						4	0
21/03100/FUL	Former Garages, Land Off Butts Road, Market Drayton, Shropshire	17/08/2021	4	0	4						4	0
21/03151/FUL	Flat 18 High Street, Market Drayton, Shropshire, TF9 1QB	01/09/2021	2	0	2						2	0
21/03423/FUL	Masefield, Goldstone, Cheswardine, Market Drayton, Shropshire, TF9 2NA	14/10/2021	1	0	1						1	0
21/03525/FUL	Sunnyside, Rosehill Road, Stoke Heath, TF9 2JY	08/09/2021	0	0	0						0	0
21/03532/FUL	Sandyford Farm, Audlem Road, Woore, CW3 9RN	21/09/2021	1	0	1						1	0
21/04316/FUL	Upper Farm, Ridgwardine, Market Drayton, Shropshire, TF9 3TR	08/02/2022	2	0	2						2	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
21/04727/FUL	Lower Morrey, Shavington Park, Adderley, Market Drayton, Shropshire, SY13 4BH	19/11/2021	0	0	0						0	0
21/04913/FUL	Proposed Residential Development Land To The South Of Audlem Road, Woore, CW3 9RJ	10/12/2021	1	0	1						1	0
21/05252/FUL	Pine View, Lockleywood, Hinstock, Market Drayton, Shropshire, TF9 2LU	17/12/2021	0	0	0						0	0
21/05292/FUL	Proposed Dwelling East Of Meadowside, Greenfields Lane, Market Drayton, Shropshire	20/12/2021	1	0	1						1	0
21/05382/REM	Proposed Agricultural Workers Dwelling Adjacent Fordhall Farm, Shrewsbury Road, Market Drayton, Shropshire	14/02/2022	1	0	1						1	0
22/00152/OUT	Hinsley View , Newcastle Road, Market Drayton, TF9 1HW	06/05/2022	1	0	1						1	0
22/00396/REM	La Roma, The Nook, Childs Ercall, Market Drayton, Shropshire, TF9 2DJ	22/03/2022	0	0	0						0	0
22/00412/FUL	Proposed Residential Development Land To The East Of Kilnbank Road, Market Drayton, Shropshire	03/05/2022	5	0	5						5	0
22/00741/FUL	Land Off Abbots Way, Hodnet, Shropshire, TF9 3NQ	11/01/2023	51	0	51		25	25	1		51	0
22/00829/REM	Proposed Dwelling At The Former Slaughterhouse, Longslow, Market Drayton, Shropshire	19/07/2022	1	0	1						1	0
22/00961/FUL	Proposed Residential Barn Conversions At Cotton Farm, Hodnet, Shropshire	25/07/2022	7	0	7						7	0
22/01208/FUL	15 And 15A Queen Street, Market Drayton, Shropshire	13/06/2022	6	0	6						6	0
22/01210/FUL	Cresswell House, 49 Stafford Street, Market Drayton, Shropshire, TF9 1JD	27/05/2022	3	0	3						3	0
22/01239/FUL	15 Moreton Wood, Market Drayton, Shropshire, TF9 3RX	17/05/2022	0	0	0							0
22/01261/REM	Land Adj Sunnyside, Rosehill Road, Stoke Heath, Market Drayton, Shropshire, TF9 2JY	10/05/2022	1	0	1						1	0
22/03863/FUL	The Lightwoods Farm 1, Goldstone, Cheswardine, Shropshire	12/12/2022	1	0	1						1	0
22/04151/FUL	Land Off Walkmill Road , Walkmill Road, Market Drayton, Shropshire	28/11/2022	6	0	6						6	0
22/04797/FUL	The Haven, Norton In Hales, Market Drayton, Shropshire, TF9 3TW	01/02/2023	0	0	0						0	0
22/04896/FUL	1 Bearstone View, Norton In Hales, Market Drayton, Shropshire, TF9 4FE	06/12/2022	1	0	1						1	0
22/04917/REM	Land South East Of Longford Grange, Longford, Market Drayton, Shropshire	17/01/2023	2	0	2						2	0
22/04977/OUT	Land Adj The Sidings, Green Bank, Adderley, Shropshire	13/12/2022	2	0	2						2	0
22/05126/REM	Land South West Of Liple Farm, Moss Lane, Chipnall, Cheswardine, Shropshire	24/01/2023	1	0	1						1	0
22/05193/FUL	Clay Pipe Farm, Hatton Road, Wistanswick, Market Drayton, Shropshire, TF9 2TT	16/02/2023	1	0	1						1	0
22/05267/FUL	The Lord Hill, Shrewsbury Road, Market Drayton, Shropshire, TF9 3DU	09/02/2023	2	0	2						2	0
22/05402/FUL	Glencott, Longslow, Market Drayton, Shropshire, TF9 3QY	24/01/2023	1	0	1						1	0
23/00095/COU	3 Chester Road, Hinstock, Market Drayton, Shropshire, TF9 2SY	03/03/2023	-1	0	-1						-1	0
23/00410/FUL	10 Stafford Street, Market Drayton, Shropshire, TF9 1HY	24/03/2023	1	0	1						1	0
NS/01/00837/FUL	Church Farm, Adderley, Market Drayton	16/01/2002	2	0	2						2	0
NS/03/00206/FUL	Land At Tern Fisheries, Newcastle Road, Market Drayton	10/04/2003	1	0	1						1	0
NS/04/00276/FUL	Church Farm, Adderley, Market Drayton	10/11/2004	4	0	4						4	0



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NS/06/00673/FUL	Bldgs At Lostford Hall, Lostford Lane, Wollerton, Market Drayton	12/04/2007	4	0	4						4	0
NS/07/00419/FUL	Dodecote Grange, Dodecote Drive, Childs Ercall, Market Drayton	18/04/2007	6	4	2						2	0
NS/07/01850/FUL	4 St Marys Street, Market Drayton	01/11/2007	2	0	2						2	0
NS/07/02135/FUL	Haywood Farm, Haywood Lane, Cheswardine, Market Drayton	27/12/2007	6	0	6						6	0
NS/08/01173/FUL	Adj To 2 The Mount, Mount Lane, Market Drayton	20/08/2008	1	0	1						1	0
NS/08/02032/FUL	74 Grove Gardens, Market Drayton, Shropshire, TF9 1HQ	13/01/2009	1	0	1						1	0
NS/09/70169/FUL	Church Farm, Moreton Saye, Market Drayton	12/06/2009	5	0	5						5	0
13/03185/REM	Land At Wallop Hall, Westbury, Shrewsbury	05/10/2016	1	0	1						1	0
15/01726/FUL	Barns At Brookside Farm, Pontesford, Shrewsbury, Shropshire.	28/10/2015	2	0	2						2	0
15/04103/REM	Land North East Of David Avenue, Pontesbury, Shrewsbury, Shropshire.	13/01/2016	2	0	2						2	0
16/03114/REM	The Mount Nursery, Minsterley Road, Pontesbury, Shrewsbury, Shropshire	14/09/2017	2	0	2						2	0
16/04442/FUL	Park Farm, Minsterley, Shrewsbury, Shropshire, SY5 0DH	11/01/2017	5	2	3						3	0
18/00569/FUL	Grinleys Cottage, Asterley, Minsterley, Shrewsbury, Shropshire	20/08/2018	1	0	1						1	0
18/00670/FUL	Proposed Dwelling At Ladyoak, Drury Lane, Minsterley, Shrewsbury, Shropshire	25/02/2020	1	0	1						1	0
18/05670/FUL	Proposed Development Land Off Mount Close, Pontesbury, Shrewsbury, Shropshire, SY5 ORD	19/02/2020	18	0	18						18	0
19/00655/FUL	Plealey Methodist Church, Well Lane, Plealey, Shrewsbury, Shropshire, SY5 0UY	28/06/2019	1	0	1						1	0
19/01878/FUL	Honeysuckle Cottage, Cruckton, Shrewsbury, Shropshire, SY5 8PR	23/10/2019	1	0	1						1	0
19/02344/FUL	The Warehouse, Pontesford Hill, Pontesbury, Shrewsbury, SY5 0UB	25/10/2019	3	0	3						3	0
19/05597/FUL	Nills Plantation, Pontesbury Hill, Shrewsbury, Shropshire, SY5 0YL	18/03/2020	1	0	1						1	0
20/02247/REM	Residential Development North Of Leigh Road, Minsterley, Shrewsbury, Shropshire	17/11/2020	28	0	28						28	0
20/03126/FUL	Proposed Exception Site Dwelling East Of, Whitwell Lane, Pontesbury, Shrewsbury, Shropshire	05/04/2022	1	0	1						1	0
20/04271/REM	Proposed Affordable Dwelling South Of Woodfield, Cruckton, Shrewsbury, Shropshire	04/03/2021	1	0	1						1	0
21/00427/OUT	Proposed Dwelling To The South Of Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire	10/06/2021	1	0	1						1	0
21/01639/FUL	Proposed Residential Development East Of The Warehouse, Pontesford Hill, Pontesbury, Shropshire	29/03/2022	1	0	1						1	0
21/01756/FUL	Hare And Hounds, Cruckton, Shrewsbury, Shropshire, SY5 8PW	15/10/2021	4	0	4						4	0
21/01844/OUT	The Horseshoes Inn, Minsterley Road, Pontesbury, Shrewsbury, Shropshire, SY5 0QJ	08/02/2022	3	0	3						3	0
21/02924/OUT	Breidden Cottage, Plot 2, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire, SY5 0QA	14/08/2021	1	0	1						1	0
21/03534/FUL	Brook Vessons Farm, Gatten, Pontesbury, Shrewsbury, Shropshire, SY5 0SJ	26/11/2021	1	0	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
21/03660/FUL	Proposed Residential Development Land To The North Of Minsterley Road, Pontesbury, Shrewsbury, Shropshire	07/04/2022	38	0	38						38	0
21/04677/FUL	6 Hemford, Bromlow, Minsterley, Shrewsbury, Shropshire, SY5 0JE	05/04/2022	0	0	0							0
21/05089/FUL	The Den, Plealey, Shrewsbury, Shropshire, SY5 0UY	13/04/2022	1	0	1						1	0
22/01590/OUT	Land Adjacent Mount House, Pontesbury Hill Road, Pontesbury, Shrewsbury, Shropshire	19/08/2022	1	0	1						1	0
22/01975/FUL	Proposed Affordable Dwelling East Of Eastridge Farm, Habberley, Pontesbury, Shropshire	25/11/2022	1	0	1						1	0
22/05036/FUL	The Waterfall, Malehurst, Minsterley, Shrewsbury, Shropshire, SY5 0BX	17/03/2023	1	0	1						1	0
22/05237/FUL	Police Station, Minsterley Road, Pontesbury, Shrewsbury, Shropshire, SY5 0QH	01/02/2023	3	0	3						3	0
22/05579/FUL	Bank House, Hinwood Road, Westbury, Shrewsbury, Shropshire, SY5 9PD	01/03/2023	0	0	0						0	0
09/00255/REM	R/O Snipers House And West Of Ivy Cottage, Easthope, Much Wenlock	03/11/2009	1	0	1						1	0
12/03174/FUL	Sheinwood Farm Barns, Sheinton, Much Wenlock, Shropshire, TF13 6NR	26/08/2016	1	0	1						1	0
12/04294/FUL	New House Farm, Shipton, Much Wenlock	26/09/2013	1	0	1						1	0
14/04441/FUL	The Arc, Bourton, Much Wenlock, Shropshire	21/10/2015	1	0	1						1	0
15/01711/FUL	Former Sorting Office, St Marys Lane, Much Wenlock, Shropshire, TF13 6HD	15/04/2016	1	0	1						1	0
15/03249/FUL	Proposed Dwelling At Malthouse Farm, Stanton Long, Much Wenlock, Shropshire	14/09/2016	1	0	1						1	0
16/05296/FUL	Barn At Park Farm, Harley Road, Cressage, Shrewsbury, Shropshire	31/08/2017	1	0	1						1	0
17/01087/FUL	Broomcroft Farm, Kenley, Shrewsbury, Shropshire, SY5 6NQ	16/07/2017	5	0	5						5	0
17/01867/FUL	Former Post Office, Park View, Buildwas, Telford, Shropshire, TF8 7BY	16/01/2018	1	0	1						1	0
17/05795/FUL	Abbey House, Much Wenlock Road, Buildwas, Telford, Shropshire, TF8 7BP	23/10/2018	1	0	1						1	0
18/03596/REM	Land West Of Church Farm, Buildwas, Telford, Shropshire	10/12/2019	4	0	4						4	0
18/04113/FUL	Severn Edge Veterinary Centre, Victoria Road, Much Wenlock, Shropshire, TF13 6AH	24/01/2019	1	0	1						1	0
18/04672/FUL	Proposed Affordable Dwelling To The West Of Church Preen, Church Stretton, Shropshire	27/05/2020	1	0	1						1	0
19/00155/FUL	40 High Street, Much Wenlock, Shropshire, TF13 6AQ	26/04/2019	3	1	2						2	0
19/00991/FUL	Proposed Dwelling South West Of Hillside Cottage, Brockton, Much Wenlock, Shropshire	08/06/2021	1	0	1						1	0
19/03026/FUL	15 High Street, Much Wenlock, Shropshire, TF13 6AA	22/10/2019	1	0	1						1	0
19/04672/FUL	Residential Annex At Callaughton Farmhouse, Callaughton, Much Wenlock, Shropshire	16/01/2020	1	0	1						1	0
19/05069/OUT	Proposed Dwelling SW Of Home Farm, Buildwas, Shropshire	17/03/2021	1	0	1						1	0
19/05560/OUT	Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7BL	16/09/2022	1075	0	1075		70	70	70	70	280	795
20/00204/FUL	Proposed Residential Dwelling, Back Lane, Much Wenlock, Shropshire	19/10/2020	1	0	1						1	0
20/00494/FUL	12 High Street, Much Wenlock, TF13 6AA	12/06/2020	1	0	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
20/01146/FUL	11 Bull Ring, Much Wenlock, Shropshire, TF13 6HS	21/05/2020	1	0	1						1	0
20/02113/FUL	Garage At Rear Of 8 St Marys Road, Much Wenlock, Shropshire	12/10/2020	1	0	1						1	0
20/04432/FUL	Proposed Residential Development Land To The South Of Callaughtons Ash, Much Wenlock, Shropshire	08/12/2021	14	0	14						14	0
20/05297/FUL	61 High Street, Much Wenlock, Shropshire, TF13 6AE	18/02/2021	1	0	1						1	0
21/00736/FUL	Proposed Dwelling NW Of Yew Tree Cottage, Stretton Westwood, Much Wenlock, Shropshire	29/10/2021	1	0	1						1	0
21/01098/FUL	Proposed Residential Development Land Off Station Road, Much Wenlock, Shropshire	07/06/2021	4	0	4						4	0
21/01124/FUL	Castleholm, Harley, Shrewsbury, Shropshire, SY5 6LX	06/05/2021	0	0	0						0	0
21/02078/FUL	The Eagles Inn, 1 Harley Road, Cressage, Shrewsbury, Shropshire, SY5 6DF	16/12/2021	1	0	1						1	0
21/04492/FUL	Proposed Rural Workers Dwelling At Hunters View, Brookhampton, Shropshire	10/05/2022	1	0	1						1	0
21/05417/REM	Land SW Of Home Farm, Buildwas, Shropshire	03/05/2022	3	0	3						3	0
22/01028/FUL	Manor Farm House, Brockton, Much Wenlock, Shropshire, TF13 6JR	26/10/2022	2	0	2						2	0
22/04030/FUL	Proposed Dwelling To The North Of Bridge Road, Much Wenlock, Shropshire	01/11/2022	1	0	1						1	0
22/04208/FUL	Proposed Barn Conversion At Bourton Westwood Farm, Bourton Westwood, Much Wenlock, Shropshire	01/12/2022	1	0	1						1	0
22/04970/REM	Brockton Farm, Brockton, Much Wenlock, Shropshire, TF13 6JR	09/02/2023	4	0	4						4	0
22/05665/FUL	Holiday Let Accommodation At The Folley, 34 Much Wenlock Road, Buildwas, Telford, Shropshire, TF8 7BP	10/02/2023	1	0	1						1	0
BR/APP/FUL/00/0810	Woodhouse Farm, Off Farley Road, Wyke, Much Wenlock	15/02/2001	2	0	2						2	0
BR/APP/FUL/03/0403	Manor Farm, I317, Easthope, Much Wenlock	22/07/2003	4	0	4						4	0
SA/09/0029/F	Land At Church Farm, Buildwas, Telford	10/03/2009	4	1	3						3	0
10/02919/REM	Yew Tree Cottage, Ellesmere Road, St Martins, Oswestry	02/09/2010	4	0	4						4	0
10/05252/FUL	Ivy House Farm, Knockin, Oswestry	13/09/2011	3	1	2						2	0
10/05336/FUL	Trepnal Farm, Crickheath, Oswestry	01/03/2011	3	0	3						3	0
11/03157/FUL	Conversion Of Former Malthouse, Weirbrook, West Felton, Shropshire	23/11/2015	3	0	3						3	0
11/04458/FUL	Upper Craignant Farm, Selattyn, Oswestry	13/01/2012	2	0	2						2	0
12/02476/FUL	The Miners Arms Morda, Oswestry, SY10 9NY	05/11/2014	2	0	2						2	0
12/03866/FUL	The Hollies, Dovaston, Kinnerley, Oswestry, Shropshire, SY10 8DS	19/01/2017	0	0	0						0	0
13/01643/OUT	Land West Of Artillery Road, Park Hall, Shropshire	27/08/2014	22	15	7						7	0
13/04770/FUL	(Miners Cottage), Middle Forest, Wern Y Wiel, Treflach, Oswestry, Shropshire, SY10 9HT	14/08/2019	1	0	1						1	0
14/03158/REM	Purton Villa, Church Street, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LA	27/02/2015	2	0	2						2	0
14/03184/FUL	Brogynryn Hall, Brogynryn, Oswestry, SY10 7DA	02/07/2015	69	0	69		1	25	25	18	69	0
15/02392/FUL	Land Adj White House, Crickheath, Oswestry, Shropshire, SY10 8BW	04/11/2016	1	0	1						1	0
15/04319/REM	Land East Of Old Rectory, Selattyn, Shropshire	16/12/2015	9	3	6						6	0
15/04473/REM	Land On North Side Of Whittington Road, Gobowen, Oswestry, Shropshire	13/04/2018	41	11	30						30	0



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15/04690/REM	Proposed Residential Development Land East Of Kingfisher Way, Morda, Shropshire	29/07/2016	46	29	17						17	0
15/04968/REM	Proposed Residential Development To The South Of Fernhill Lane, Gobowen, Shropshire	13/05/2016	18	0	18						18	0
16/01094/REM	Proposed Residential Development Land At Maesbury Marsh, Shropshire	01/02/2017	4	1	3						3	0
16/02594/OUT	Proposed Development Land To The North Of Shrewsbury Road, Oswestry	22/04/2020	316	0	316						0	316
16/02952/FUL	39 Cabin Lane, Oswestry, Shropshire, SY11 2LS	06/09/2016	0	0	0						0	0
16/03811/FUL	Agricultural Buildings At Llyncllys Hall Farm, Sweeney, Shropshire	22/11/2016	2	0	2						2	0
16/04426/FUL	The Smithfield Hotel, 1 Salop Road, Oswestry, SY11 2NR	14/03/2017	7	0	7						7	0
16/04719/FUL	Proposed Residential Development Opposite School, Kinnerley, Shropshire	14/03/2019	18	0	18						18	0
16/05110/FUL	Land West Of Burma Road, Park Hall, Shropshire	26/02/2018	4	1	3						3	0
16/05552/REM	Tilings, Whittington Road, Gobowen, SY11 3NA	06/08/2017	15	0	15						15	0
17/01422/FUL	Proposed Dwelling Adjacent Sunnybank, Old Whittington Road, Gobowen	16/08/2017	1	0	1						1	0
17/02838/FUL	Highfawr Cottage, Racecourse Road, Oswestry, Shropshire, SY10 7PJ	04/08/2017	0	0	0						0	0
17/05019/FUL	Proposed Barn Conversions At Greenfields, Maesbrook, Shropshire	23/01/2018	2	0	2						2	0
17/06047/FUL	Proposed Residential Development South Of Clifton Villas, Queens Head, Shropshire	15/03/2019	6	4	2						2	0
17/06151/FUL	Racing Stables At, Tedsmore Hall, Tedsmore, West Felton, Oswestry, Shropshire, SY11 4HD	30/05/2018	4	0	4						4	0
18/01055/FUL	15-15A Cross Street, Oswestry, SY11 2NF	02/07/2018	3	0	3						3	0
18/01990/FUL	Development Land SE Of Whittington Primary School, Station Road, Whittington, Shropshire	12/06/2019	34	32	2						2	0
18/02326/OUT	Proposed Residential Development Adjacent Bank Cottage, Pant, Shropshire	22/04/2021	2	0	2						2	0
18/02858/REM	Proposed Residential Development West Of Darlee Cottage, Brownhill, Ruyton Xi Towns, Shropshire	02/09/2021	2	0	2						2	0
18/03529/FUL	Yew Tree Cottage, Hengoed, Oswestry, Shropshire, SY10 7AD	02/10/2019	0	0	0						0	0
18/03771/FUL	81 Beatrice Street, Oswestry, Shropshire, SY11 1HL	28/11/2018	3	0	3						3	0
18/04229/FUL	Conversion Of Barn North Of Bryn Benlli, Turners Lane, Llyncllys, Shropshire	09/11/2018	1	0	1						1	0
19/00692/FUL	Proposed Barn Conversion Adjacent Corner House, Wigmarsh, West Felton, Shropshire	10/04/2019	1	0	1						1	0
19/01725/FUL	9 Oak Street, Oswestry, Shropshire, SY11 1LR	10/06/2019	3	0	3						3	0
19/02744/FUL	Barn At Bank Farm, Tedsmore, West Felton, Shropshire	17/10/2019	1	0	1						1	0
19/02963/FUL	Twmpath Cottages, Twmpath Lane, Gobowen, Shropshire	12/01/2022	12	0	12						12	0
19/03145/FUL	Dwelling At Former Hairdressing Salon, Station Road, Whittington, Shropshire, SY11 4DA	04/02/2020	1	0	1						1	0
19/03738/FUL	The Old Congregational School, School Road, Ruyton XI Towns, Shrewsbury, Shropshire, SY4 1JT	24/01/2020	1	0	1						1	0
19/03995/FUL	Land At Rhosyllan Farm, Overton Road, St Martins, Oswestry, Shropshire, SY11 3ER	26/10/2020	80	31	49	25	24				49	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
19/05047/FUL	Bromley's Hideaway, 3A Willow Street, Oswestry, Shropshire, SY11 1AF	25/02/2020	1	0	1						1	0
20/00430/FUL	Land South By-pass Road, Gobowen, Shropshire	13/09/2021	3	0	3						3	0
20/00576/REM	Land North Of The Miners Arms, Morda Bank, Morda, Shropshire	23/03/2020	8	0	8						8	0
20/00707/FUL	Treatment Works, Racecourse Road, Oswestry, Shropshire	14/02/2022	1	0	1						1	0
20/01521/REM	Land South Of Maple House, Station Road, Pant, Oswestry, Shropshire, SY10 9QL	21/05/2021	3	2	1						1	0
20/01522/REM	Garage Adjacent To The Last Inn, Hengoed, Shropshire	18/11/2020	4	1	3						3	0
20/01945/FUL	Proposed Dwelling To The South Of Top Street, Whittington, Shropshire	09/11/2020	1	0	1						1	0
20/01979/FUL	Gracelands, Ellesmere Road, Whittington, SY11 4DJ	31/07/2020	1	0	1						1	0
20/02248/FUL	School House, Overton Road, Ifton Heath, St Martins, SY11 3DH	05/11/2021	35	0	35						35	0
20/02256/OUT	Proposed Dwelling South Of Four Ashes Farm, Maesbrook, Shropshire	17/09/2020	1	0	1						1	0
20/02752/FUL	Proposed Residential Development Land To The East Of Llwyn Road, Oswestry, Shropshire	27/05/2021	1	0	1						1	0
20/02915/FUL	Llysfield Nursing Home, Middleton Road, Oswestry, Shropshire SY11 2LJ	26/03/2021	1	0	1						1	0
20/03470/FUL	Proposed Affordable Dwelling, Hillside Cottage, Eardiston, West Felton, Oswestry, Shropshire, SY11 4HA	30/09/2021	1	0	1						1	0
20/03858/FUL	Development Land SE Of Whittington Primary School, Station Road, Whittington, Shropshire	12/07/2021	39	33	6						6	0
20/03859/FUL	Proposed Residential Development West Of Artillery Road, Park Hall, Shropshire	27/05/2021	5	0	5						5	0
20/04257/FUL	Land Off Penybryn Avenue, Whittington, Shropshire	22/07/2021	24	0	24						24	0
20/04416/COU	The Court Nursing Home, Threadneedle Street, West Felton, Oswestry, Shropshire, SY11 4LE	22/12/2020	-22	0	-22						-22	0
20/04913/FUL	New House Farm, Pen-Y-Bryn, St Martins, Shropshire	08/02/2021	1	0	1						1	0
20/04977/FUL	30 Cherry Tree Drive, St Martins, Shropshire, SY11 3EQ	03/03/2021	1	0	1						1	0
20/05216/FUL	56 Hammonds Place, Gobowen, SY11 3PA	02/02/2021	1	0	1						1	0
20/05387/FUL	5 - 9 Cross Street, Oswestry, Shropshire, SY11 2NF	24/03/2021	9	6	3						3	0
21/00202/FUL	Land East Of Wigmarsh Cottage, Wigmarsh, West Felton, Shropshire	31/12/2021	1	0	1						1	0
21/00442/FUL	Land To The North Of Weston Road, Morda, Oswestry, Shropshire	10/12/2021	20	0	20						20	0
21/00520/FUL	The Bungalow, Rhoswiell, Weston Rhyn, Oswestry, Shropshire, SY10 7TA	28/05/2021	1	0	1						1	0
21/00735/FUL	Proposed Residential Development Land East Of 56 Salop Road, Oswestry, Shropshire	29/06/2021	6	0	6						6	0
21/00848/FUL	22 Upper Brook Street, Oswestry, SY11 2TB	21/04/2021	1	0	1						1	0
21/01012/FUL	Darjeeling, School Lane, St Martins, SY11 3BX	26/08/2022	1	0	1						1	0
21/01031/FUL	Proposed Dwelling To The West Of The Firs, Firs Close, St Martins, Shropshire	07/05/2021	1	0	1						1	0
21/01230/FUL	Proposed Residential Development Land South Of Aspen Grange, Weston Rhyn, Shropshire	26/11/2021	40	0	40						40	0
21/01628/FUL	Bryngwilla Lodge, St Martins, Oswestry, Shropshire, SY10 7AY	28/05/2021	1	0	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
21/01657/OUT	Land North East Ash Grove, Overton Road, St Martins, Shropshire	11/08/2021	1	0	1						1	0
21/02283/FUL	Corner House, Morda, Oswestry, Shropshire, SY10 9NW	14/10/2021	1	0	1						1	0
21/02444/FUL	Everglades, Brynhafod Lane, Oswestry, Shropshire, SY11 1SH	28/10/2021	3	0	3						3	0
21/02595/FUL	Proposed Agricultural Workers Dwelling, Keppel Gate Farm, Grug Hill, Elbridge, Ruyton-XI-Towns, Shropshire	20/10/2022	1	0	1						1	0
21/02606/FUL	18A Oswald Road, Oswestry, SY11 1RE	07/12/2021	3	0	3						3	0
21/02720/FUL	Redevelopment For Proposed Nursing Care Home, Victoria Road, Oswestry, SY11 2HX	08/10/2021	44	0	44						44	0
21/02724/FUL	Proposed Residential Dwelling Plot At Wern, Weston Rhyn, Shropshire	26/07/2021	1	0	1						1	0
21/02810/COU	Arundel House, Station Road, Gobowen, SY11 3JS	29/07/2021	-1	0	-1						-1	0
21/02954/FUL	The Byg Farm, Old Racecourse, Oswestry, Shropshire, SY10 7HW	24/08/2021	1	0	1						1	0
21/03143/FUL	Proposed Dwelling To The South Of Ellesmere Road, St Martins, Shropshire	09/12/2021	1	0	1						1	0
21/03324/FUL	The Engine House, Nantmawr, Oswestry, Shropshire, SY10 9HJ	17/11/2021	1	0	1						1	0
21/03413/FUL	Hengoed Park Residential Home, Hengoed, Oswestry, Shropshire, SY10 7EE	13/12/2021	17	0	17						17	0
21/03584/REM	Proposed Residential Development Land To The South Of Middleton Road, Oswestry, Shropshire	07/02/2023	120	0	120		50	50	20		120	0
21/03715/FUL	(Plot 1) Proposed Residential Development North Of River Tanat, Llanyblodwel, Shropshire	29/04/2022	1	0	1						1	0
21/03978/FUL	Greyhound Hotel, Willow Street, Oswestry, SY11 1AJ	02/12/2021	4	0	4						4	0
21/03990/FUL	Proposed Dwelling North Of Stone House, Maesbrook, Shropshire	08/10/2021	1	0	1						1	0
21/04031/FUL	Land Adjacent Old Police House, Overton Road, St Martins, Shropshire	22/10/2021	2	0	2						2	0
21/04189/FUL	Proposed Residential Development West Of Ty Draw, Oak Lane, Treflach, Shropshire	12/10/2022	3	0	3						3	0
21/04216/FUL	Moreton Hall School, Weston Rhyn, Oswestry, Shropshire, SY11 3EW	21/10/2021	2	0	2						2	0
21/04266/OUT	Land To The Rear Of Longfield, Whittington Road, Gobowen, Shropshire	01/11/2021	1	0	1						1	0
21/04296/FUL	Proposed Residential Development Land East Of Kilinside, Porth-y-waen, Shropshire	03/11/2021	3	0	3						3	0
21/04449/REM	Proposed Development Land To The North Of, Shrewsbury Road, Oswestry, Shropshire	09/11/2022	284	0	284		25	50	50	50	175	109
21/04791/COU	The Old Co-Op Shop, Co-Operative House, Ellesmere Road, St Martins, Oswestry, Shropshire, SY11 3AZ	19/12/2021	-1	0	-1						-1	0
22/00201/FUL	Land Off Southlands Avenue, Gobowen, Shropshire	09/06/2022	38	0	38						38	0
22/00995/REM	Proposed Residential Development North Of River Tanat, Llanyblodwel, Shropshire	26/04/2022	1	0	1						1	0
22/01205/REM	(Plot 4) Proposed Residential Development North Of River Tanat, Llanyblodwel, Shropshire	26/04/2022	1	0	1						1	0
22/01240/FUL	Golden Lion Inn, Upper Church Street, Oswestry, Shropshire, SY11 2AA	17/05/2022	0	0	0						0	0
22/01266/FUL	Lepone's Italian Restaurant, 18A Oswald Road, Oswestry, Shropshire, SY11 1RE	04/05/2022	1	0	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
22/01365/FUL	T A Gittins, 28 - 30 Salop Road, Oswestry, Shropshire, SY11 2NZ	17/06/2022	2	0	2						2	0
22/01466/FUL	Agricultural Building North Of Henbarns Farm, Haughton, West Felton, Shropshire	08/07/2022	1	0	1						1	0
22/01507/REM	(Plot 3) Proposed Residential Development North Of River Tanat, Llanyblodwel, Shropshire	17/06/2022	1	0	1						1	0
22/01548/FUL	Presbyterian Church Of Wales, Station Road, Weston Rhyn, Shropshire	06/07/2022	1	0	1						1	0
22/01997/OUT	Proposed Dwelling To The East Of Puddle Lane, St Martins, Shropshire	13/07/2022	1	0	1						1	0
22/02246/FUL	Golden Lion Inn, Upper Church Street, Oswestry, Shropshire, SY11 2AA	15/12/2022	2	0	2						2	0
22/03360/FUL	Land North Tramway Farm, Crickheath, Shropshire	28/02/2023	0	0	0						0	0
22/03640/FUL	Preesgweene Farm, Preesgweene, Weston Rhyn, Oswestry, Shropshire, SY10 7SU	04/10/2022	2	0	2						2	0
22/04138/FUL	Heatherdene Residential Care Home , 3 Upper Brook Street, Oswestry, Shropshire, SY11 2TB	20/12/2022	-9	0	-9						-9	0
22/04163/FUL	Morda Methodist Church, Trefonen Road, Morda, Shropshire	07/11/2022	1	0	1						1	0
22/04224/OUT	Baldin Oak, Dovaston, Kinnerley, Shropshire	28/11/2022	1	0	1						1	0
22/04369/FUL	Site Of Stone Merchants, Salop Road, Oswestry, Shropshire	16/12/2022	3	0	3						3	0
22/04664/FUL	Holly Cottage, Old Chirk Road, Gobowen, Oswestry, Shropshire, SY11 3LW	13/03/2023	1	0	1						1	0
22/04903/FUL	6 Woolston Road, West Felton, Oswestry, Shropshire, SY11 4LB	14/12/2022	-1	0	-1						-1	0
22/05041/FUL	Carreg Llwyd Church , Laburnum Drive, Oswestry, Shropshire, SY11 2QR	18/01/2023	12	0	12						12	0
22/05074/FUL	Fairfield Close, Gobowen, Shropshire	12/01/2023	8	0	8						8	0
22/05350/FUL	Flat, 54 Upper Church Street, Oswestry, Shropshire, SY11 2AE	26/01/2023	1	0	1						1	0
22/05531/FUL	Land To Rear 3 Trevor Avenue, St Martins, Shropshire, SY11 2AW	26/01/2023	1	0	1						1	0
22/05569/OUT	1 Stone Cottage, Chapel Lane, Knockin Heath, Shropshire	06/02/2023	1	0	1						1	0
OS/01/11811/FUL	Llynclys Hall Farm, Sweeney, Oswestry	09/08/2002	2	0	2						2	0
OS/04/13131/REM	Orchardside, Llynclys, Oswestry	16/04/2004	0	0	0						0	0
OS/04/13533/FUL	Wernlas, Maesbrook, Oswestry	31/03/2005	1	0	1						1	0
OS/05/13733/FUL	Mount Pleasant, Ellesmere Road, St Martins, Oswestry	20/07/2005	6	0	6						6	0
OS/06/14210/FUL	Daywell Farm, Daywall, Gobowen, Oswestry	30/03/2006	3	0	3						3	0
OS/06/14398/FUL	Pentre, Kendrick, Old Chirk Road, Weston Rhyn, Oswestry	26/06/2006	3	0	3						3	0
OS/07/15325/REM	Adj Anvic House, Rhoswel, Weston Rhyn, Oswestry	15/01/2008	1	0	1						1	0
OS/08/15427/FUL	Land At Olden Lane, Ruyton XI Towns, Shrewsbury	21/05/2008	2	0	2						2	0
OS/08/15765/FUL	Babbinswood Farm, Berghill Lane, Whittington, Oswestry	26/11/2008	3	0	3						3	0
OS/09/15915/FUL	Part Enclosure, OS 2327, Knockin, Oswestry	11/03/2009	1	0	1						1	0
OS/09/15927/FUL	Little Trehowell, Chirk, Wrexham	17/03/2009	2	0	2						2	0
OS/93/8125/FUL	Wykey House, Wykey, Ruyton XI Towns	01/04/1993	4	3	1						1	0
09/03465/FUL	Whiteladies Farm, Shackerley Lane, Cosford, Shifnal	12/01/2011	7	1	6						6	0
10/05055/FUL	Red Hill Farm, Redhill, Shifnal	17/01/2011	7	3	4						4	0
15/04034/FUL	Proposed Barn Conversions At Chadwell Court, Chadwell, Newport, Shropshire	14/03/2016	3	1	2						2	0
18/03993/FUL	Stables At Tong Forge, Shifnal, Shropshire	01/03/2019	1	0	1						1	0
19/02706/FUL	Long Meadow, Park Lane, Shifnal, Shropshire, TF11 9HE	01/05/2020	0	0	0						0	0



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20/01533/FUL	Proposed Barn Conversion East Of Red Hill View, Sheriffhales, Shropshire	01/10/2020	1	0	1						1	0
20/02572/FUL	43 Broadway, Shifnal, Shropshire	07/08/2020	-2	0	-2						-2	0
20/04584/FUL	Land Off Tanyard Place, Tanyard Place, Shifnal, Shropshire	04/03/2021	5	0	5						5	0
20/04772/FUL	Proposed Residential Barn Conversions At Church Farm, Hall Lane, Kemberton, Shifnal, Shropshire	03/12/2021	3	0	3						3	0
21/01270/FUL	Barn At Village Farm, Sheriffhales, Shifnal, Shropshire, TF11 8RD	26/04/2021	1	0	1						1	0
21/01814/FUL	Proposed Residential Development Land To The East Of Park Lane, Shifnal, Shropshire	08/06/2021	1	0	1						1	0
21/02900/FUL	Amberleigh Care Ltd, The Oaks, Redhill, Shifnal, Sheriffhales, Shropshire, TF2 9NZ	03/08/2021	2	0	2						2	0
22/02926/FUL	Proposed Residential Development Land SW Of 24, The Lindens, Shifnal, Shropshire	24/01/2023	2	0	2						2	0
22/03452/FUL	Proposed Dwelling North East Of Park Farm, Wolverhampton Road, Shifnal, Shropshire	30/09/2022	1	0	1						1	0
BR/APP/FUL/06/0208	Land Opp 3 Shrewsbury Road, Shifnal	23/05/2006	3	0	3						3	0
BR/APP/FUL/07/0910	7 Shrewsbury Road, Shifnal	21/12/2007	1	0	1						1	0
09/03094/FUL	Adj T0 Lornicera, Marche Lane, Halfway House, Shrewsbury	21/12/2009	2	1	1						1	0
10/00564/FUL	Builders Yard, Red Barn Lane, Shrewsbury	22/12/2011	1	0	1						1	0
10/01008/FUL	Land Adj Daisyfields, Marche Lane, Halfway House, Shrewsbury	06/05/2010	1	0	1						1	0
10/04564/COU	22 - 24 Frankwell, Shrewsbury	13/12/2010	2	1	1						1	0
10/05075/FUL	Yeaton Manor, Yeaton, Baschurch, Shrewsbury	17/01/2011	4	0	4						4	0
10/05179/FUL	The Poplars, Great Ness, Shrewsbury	04/03/2011	1	0	1						1	0
11/00696/FUL	St Davids Presbyterian Church, Belmont Bank, Shrewsbury	03/05/2011	1	0	1						1	0
11/00763/FUL	Coton Hill Farm, Corporation Lane, Shrewsbury	21/06/2011	1	0	1						1	0
11/05365/FUL	Shrubbery Farm, Hinton, Shrewsbury, SY5 9PZ	26/09/2013	2	1	1						1	0
12/01210/FUL	Barn At Middle, Shadymoor Farm, Dorrington, Shrewsbury	24/07/2012	1	0	1						1	0
12/01959/FUL	Lower House Farm, Off B4386, Yockleton, Shrewsbury, SY5 9PZ	07/03/2013	1	0	1						1	0
12/03671/FUL	Land Adj 1 Quarry View, Cound, Shrewsbury, Shropshire, SY5 6EL	18/02/2014	1	0	1						1	0
13/00471/REM	Adj To 94 London Road, Shrewsbury	29/05/2013	1	0	1						1	0
13/00651/FUL	Ryton Grange, Longnor, Shrewsbury, Shropshire, SY5 7LW	28/02/2014	2	1	1						1	0
13/01024/FUL	Fitz Farm, Mytton, Shrewsbury, Shropshire, SY4 3AS	02/09/2015	4	0	4						4	0
13/01108/FUL	Land Adj Grafton House, Grafton, Shrewsbury, Shropshire	05/07/2016	3	0	3						3	0
13/02067/FUL	The Cock Inn, Hanwood, Shrewsbury, Shropshire, SY5 8LJ	10/09/2014	2	1	1						1	0
13/02861/FUL	Old Estate Yeard, Sundorne Castle, Uffington, Shrewsbury	16/09/2013	1	0	1						1	0
13/03158/FUL	Bings Heath Farm, Bings Heath, Shrewsbury, SY4 4BZ	21/02/2014	1	0	1						1	0
13/03309/FUL	Old Bush Inn, 141 Abbey Foregate, Shrewsbury, SY2 6AP	26/01/2016	8	5	3						3	0
13/03463/FUL	Outbuildings Adjacent Oaks Cottages, The Oaks, Wrentall, Shrewsbury, Shropshire	07/04/2014	3	0	3						3	0
13/04318/FUL	St. Chads Farm, Nesscliffe, Shrewsbury, SY4 1DG	10/06/2016	2	0	2						2	0
13/04790/FUL	Bicton Hall, Bicton Lane, Bicton, Shrewsbury, SY3 8EU	24/04/2015	2	1	1						1	0
14/00412/FUL	Old Three Pigeons, Nesscliffe, Shrewsbury, SY4 1DB	16/06/2016	2	0	2						2	0
14/01187/FUL	Former Stanwardine Methodist Chapel, Stanwardine In The Fields, Baschurch, Ellesmere, Shropshire, SY4 2HA	07/08/2014	1	0	1						1	0
14/03166/FUL	Land At Ness Strange, Great Ness, Nesscliffe, Shropshire	24/09/2015	1	0	1						1	0

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14/03858/FUL	Proposed Earth Sheltered Eco Dwelling At Hopton, Nesscliffe, Shrewsbury, Shropshire	02/07/2015	1	0	1						1	0
14/05563/FUL	8 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW	02/03/2015	1	0	1						1	0
15/00586/FUL	Boreatton Hall, Boreatton, Baschurch, Shrewsbury, Shropshire, SY4 2EP	01/07/2015	1	0	1						1	0
15/00636/FUL	Mytton Hall, Mytton, Shrewsbury, Shropshire, SY4 1EU	29/04/2015	1	0	1						1	0
15/01692/FUL	Rosedale, Wollaston, Shrewsbury, Shropshire, SY5 9DS	21/04/2016	0	0	0						0	0
15/03651/FUL	Workshop North East Of The Rope Walk, Lyth Hill, Shrewsbury, Shropshire	19/02/2016	1	0	1						1	0
15/04542/FUL	Land South West Of Longden Common, Shrewsbury, Shropshire	30/01/2017	1	0	1						1	0
15/04703/FUL	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	01/09/2016	3	0	3						3	0
15/04704/FUL	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	22/09/2016	2	0	2						2	0
15/04731/FUL	Land West Of 18 The Mount, Shrewsbury, Shropshire	23/06/2016	1	0	1						1	0
16/00670/REM	Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	26/05/2017	10	0	10						10	0
16/00714/FUL	Lower Trefnant Farm, Winnington, Halfway House, Shrewsbury, Shropshire, SY5 9DL	24/05/2017	2	0	2						2	0
16/00725/FUL	Mytton Mill, Forton Heath, Montford Bridge, Shrewsbury, SY4 1HA	28/02/2017	12	8	4						4	0
16/01008/REM	Proposed Residential Development, East Of Welbatch Farm, Hookagate, Shrewsbury, Shropshire	03/06/2016	2	1	1						1	0
16/02361/REM	Land At Wilcott, Shrewsbury, Shropshire	01/11/2016	2	0	2						2	0
16/03221/FUL	Barns At Winnington Lodge Farm,, Winnington, Westbury, Shropshire	20/02/2017	2	0	2						2	0
16/03825/FUL	Oak Cottage, Hanwood Road, Shrewsbury, Shropshire, SY5 8NT	05/12/2016	2	1	1						1	0
16/04075/VAR	Wilcot House, Wilcott, Shrewsbury, Shropshire, SY4 1BJ	13/12/2013	1	0	1						1	0
16/04126/FUL	Barn At Walford House, Dorrington, Shrewsbury, Shropshire	24/11/2016	1	0	1						1	0
16/04232/REM	Proposed Dwelling West Of Ryton Villa Court, Little Ryton, Shrewsbury, Shropshire	31/10/2016	1	0	1						1	0
16/04328/FUL	Westside Workshops, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire, SY3 8HA	04/04/2017	2	1	1						1	0
16/05179/FUL	Land To The North Of Copthorne Road, Shrewsbury, Shropshire	05/05/2017	1	0	1						1	0
17/00282/FUL	Proposed Residential Development Land Adj Crosshills, Nesscliffe, Shrewsbury, Shropshire	27/06/2017	3	2	1						1	0
17/00324/FUL	39 St Johns Hill, Shrewsbury, Shropshire, SY1 1JQ	26/04/2017	3	0	3						3	0
17/01612/OUT	Land Between Preston Street & London Road, Shrewsbury, Shropshire	08/08/2018	353	300	53	53					53	0
17/01920/FUL	Proposed Dwelling To The South Of Stapleton, Shrewsbury, Shropshire	01/02/2018	1	0	1						1	0
17/02154/OUT	Land Adj Station Bungalow, Ford, Shrewsbury, Shropshire	06/04/2018	1	0	1						1	0
17/04223/FUL	Abbey Court, Abbey Foregate, Shrewsbury, SY2 6UA	03/11/2017	1	0	1						1	0
17/04760/FUL	68 Mardol, Shrewsbury, SY1 1PZ	09/02/2018	2	0	2						2	0
17/05459/REM	Proposed Dwelling Adj Laburnum Cottage, Wattlesborough, Shrewsbury, Shropshire	18/05/2018	1	0	1						1	0
17/05538/FUL	The Stew, Frankwell, Shrewsbury, Shropshire, SY3 8JR	14/08/2019	7	0	7						7	0

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17/05544/FUL	Heath Farm, Heath Drive, Wattlesborough Heath, Shrewsbury, SY5 9DY	14/07/2020	1	0	1						1	0
17/05964/FUL	Land West Of Wingfield Cottage, Montford Bridge, Shrewsbury, Shropshire	26/03/2020	1	0	1						1	0
17/06149/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	16/04/2018	164	134	30	30					30	0
18/00251/FUL	Land Adj. Hawthorn Cottage, Longden, Shrewsbury, Shropshire	04/10/2018	2	0	2						2	0
18/00268/FUL	Former Railway Land Off Washford Road, Shrewsbury, SY3 9HR	12/06/2018	7	0	7						7	0
18/00287/FUL	Proposed Residential Development, Land To The North East Of Hookagate, Shrewsbury, Shropshire	26/07/2018	1	0	1						1	0
18/00294/FUL	Proposed Residential Development, Land To The North East Of Hookagate, Shrewsbury, Shropshire	26/07/2018	1	0	1						1	0
18/00658/FUL	Plot 2 South Of Quarry House, Hopton, Nesscliffe, Shrewsbury, Shropshire	12/04/2018	1	0	1						1	0
18/00816/VAR	Vashlyn, Woodfield Road, Shrewsbury, Shropshire, SY3 8LU	14/05/2015	4	0	4						4	0
18/00892/FUL	Land Adj. 34 Dale Road, Shrewsbury, Shropshire, SY2 5TE	23/04/2018	2	1	1						1	0
18/01958/FUL	Rear Of 141 Abbey Foregate, Shrewsbury, Shropshire	13/11/2018	2	0	2						2	0
18/02045/REM	Development East Of Stoneycroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH	03/01/2018	1	0	1						1	0
18/02218/REM	Land West Of Hafod, Weston Lullingfield, Shropshire	11/09/2018	1	0	1						1	0
18/02392/OUT	Proposed Residential Development Land To The West Of Ellesmere Road, Shrewsbury, Shropshire	27/06/2019	36	0	36		20	16			36	0
18/02659/FUL	Proposed Local Needs Dwelling To The South Of Summerhouse Lane, Longden, Shrewsbury, Shropshire	14/12/2021	1	0	1						1	0
18/03162/FUL	Barn North East Of Rossall Grange, Shrewsbury, Shropshire	26/10/2018	1	0	1						1	0
18/03967/REM	Land North Of Top Farm, Kinton, Shrewsbury, Shropshire	26/10/2018	1	0	1						1	0
18/03989/FUL	Proposed Barn Conversions At Betton Alkmere Farm, Betton Strange, Shrewsbury, Shropshire	22/01/2019	5	0	5						5	0
18/04315/REM	Development Plot, Sharpstones Lane, Bayston Hill, Shrewsbury, Shropshire	14/12/2018	1	0	1						1	0
18/04353/REM	Proposed Residential Development Land, Condover, Shrewsbury, Shropshire	08/01/2020	4	0	4						4	0
18/04418/FUL	The Dairy, Rowton, Halfway House, Shrewsbury, Shropshire, SY5 9EP	07/02/2019	1	0	1						1	0
18/04421/FUL	Orchard Barns, Stapleton, Dorrington, Shrewsbury, Shropshire, SY5 7EJ	07/02/2019	1	0	1						1	0
18/04955/FUL	Merrington Grange, 9 - 10 Merrington, Shrewsbury, Shropshire, SY4 3QJ	11/01/2019	1	0	1						1	0
18/04964/FUL	Proposed Dwelling West Of Montpelier House, Alton Terrace, Belle Vue Road, Shrewsbury, Shropshire	01/03/2019	1	0	1						1	0
18/05094/FUL	16 Oak Tree Drive, Bayston Hill, Shrewsbury, SY3 0LP	13/02/2019	1	0	1						1	0
18/05346/FUL	Albion Hayes Farm, Bomere Heath, Shrewsbury, Shropshire, SY4 3PW	01/03/2019	1	0	1						1	0
18/05447/REM	Land Off Station Road, Baschurch, Shropshire	18/02/2020	52	18	34	25	9				34	0
19/00234/FUL	Yockleton Grange, Yockleton, Shrewsbury, Shropshire, SY5 9PQ	22/03/2019	16	0	16						16	0



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19/00420/FUL	Land South West Of Brook Farm, Longden Common, Shrewsbury, Shropshire	17/09/2019	1	0	1						1	0
19/00529/FUL	The Maltings Salon, 92 St Michaels Street, Shrewsbury, Shropshire, SY1 2HA	03/04/2019	1	0	1						1	0
19/00816/FUL	The Old Lodge, Pulverbatch, Shrewsbury, Shropshire, SY5 0TR	02/07/2019	0	0	0						0	0
19/01013/FUL	Mulberry House, Great Ryton, Shrewsbury, Shropshire, SY5 7LW	02/10/2019	2	1	1						1	0
19/01060/FUL	Land SW Of Millrace Cottage, Longmeadow Drive, Shrewsbury, Shropshire	01/05/2019	1	0	1						1	0
19/01067/FUL	Upper Eyton Farm, Alberbury, Shrewsbury, Shropshire, SY5 9AB	09/08/2019	4	1	3						3	0
19/01162/FUL	19 Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	11/07/2019	1	0	1						1	0
19/01288/REM	Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ	14/06/2019	150	82	68	50	18				68	0
19/01326/FUL	11 St Marys Place, Shrewsbury, Shropshire, SY1 1DZ	23/05/2019	1	0	1						1	0
19/01463/REM	4 Felton Butler Cottages, Nesscliffe, Shrewsbury, Shropshire, SY4 1AS	12/07/2021	1	0	1						1	0
19/01790/FUL	First Floor 3 Market Street, Shrewsbury, Shropshire, SY1 1LE	05/06/2019	1	0	1						1	0
19/02052/FUL	36 Wyle Cop, Shrewsbury, Shropshire, SY1 1XF	11/09/2019	2	0	2						2	0
19/02558/REM	Proposed Residential Development Land To The South Of Annscroft, Shrewsbury, Shropshire	02/08/2019	3	0	3						3	0
19/02615/FUL	Proposed Barn Conversions At Bulthy Hill Farm, Middletown, Welshpool, Shropshire	28/01/2020	2	0	2						2	0
19/02720/FUL	Proposed Residential Development Land To The East Of Passey Close, Shrewsbury, Shropshire	26/03/2021	12	0	12						12	0
19/02852/FUL	Warehouses At Coton Farm, Brompton, Cross Houses, Shrewsbury, Shropshire, SY5 6LF	11/10/2019	3	0	3						3	0
19/02898/FUL	Land To The Rear Of 239 Wenlock Road, Shrewsbury, Shropshire	30/08/2019	1	0	1						1	0
19/02903/REM	Proposed Dwelling West Of Yew Tree Cottage, Valeswood, Little Ness, Shropshire	28/10/2019	1	0	1						1	0
19/02919/REM	Stoney Lee, Ford Heath, Shrewsbury, Shropshire, SY5 9GQ	23/08/2019	0	0	0						0	0
19/02949/REM	Proposed Residential Development Car Park And Premises, Old Coleham, Shrewsbury, SY3 7BP	04/11/2019	43	0	43						43	0
19/03199/FUL	Sabrina Yard, Longden Coleham, Shrewsbury, Shropshire, SY3 7EL	27/09/2019	1	0	1						1	0
19/03292/FUL	The Belvidere, Crowmere Road, Shrewsbury, SY2 5LA	25/09/2019	7	0	7						7	0
19/03485/REM	New Dwelling Plot 1 At Hunkington Nurseries, Walford Heath, Shrewsbury, Shropshire	19/09/2019	1	0	1						1	0
19/03487/REM	New Dwelling Plot 2 At Hunkington Nurseries, Walford Heath, Shrewsbury, Shropshire, SY4 2HT	19/09/2019	1	0	1						1	0
19/03506/OUT	Proposed Dwelling To The North Of 65 White House Gardens, Shrewsbury, Shropshire	17/10/2019	1	0	1						1	0
19/03521/REM	Proposed Dwelling South Of The Firs, Exfords Green, Shrewsbury, Shropshire	17/11/2020	1	0	1						1	0
19/03531/REM	Land North Of The Red Lion, Longden Common, Shrewsbury, Shropshire	21/11/2019	2	1	1						1	0
19/03534/FUL	Barns South Of The Lees Farm, Walcot, Shropshire	14/02/2020	7	0	7						7	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
19/03923/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1	0
19/03935/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1	0
19/03936/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1	0
19/04148/FUL	Stable North Of The Hollies, Weston Lullingfields, Shropshire	15/05/2020	1	0	1						1	0
19/04202/OUT	Lord Hill Hotel, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	07/09/2021	10	0	10						10	0
19/04237/FUL	The Anchor Inn, Gloucester Road, Shrewsbury, Shropshire, SY1 3PR	22/05/2020	12	0	12						12	0
19/04460/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	05/03/2020	175	147	28	28					28	0
19/04553/FUL	Barn West Of East Grove Farm, Isle Lane, Bicton, Shropshire	09/12/2019	1	0	1						1	0
19/04746/REM	Proposed Dwelling Adjacent The Hawthorns, Oteley Road, Shrewsbury, Shropshire	29/01/2020	1	0	1						1	0
19/04863/FUL	Proposed Barn Conversion East Of Holly Cottages, Rowton, Halfway House, Shropshire	21/02/2020	1	0	1						1	0
19/04907/OUT	Proposed Dwelling East Of Stapleton Cottage, Stapleton, Shrewsbury, Shropshire	05/10/2020	1	0	1						1	0
19/04934/FUL	Proposed Dwelling Opposite The Smithy, Garmston, Shrewsbury, Shropshire	20/11/2020	1	0	1						1	0
19/05026/FUL	Kempsfield, Primrose Drive, Shrewsbury, SY3 7TP	03/07/2020	1	0	1						1	0
19/05417/OUT	Workshop Adjacent Glencoe, Walford Heath, Shrewsbury, Shropshire, SY4 3AZ	18/03/2020	1	0	1						1	0
19/05448/FUL	Land SW Of Long Meadow 127B, Longmeadow Drive, Shrewsbury, Shropshire	19/10/2020	1	0	1						1	0
19/05470/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	16/04/2020	162	151	11	11	0	0			11	0
19/05564/REM	Land Between Preston Street & London Road, Shrewsbury, Shropshire	30/06/2020	247	0	247	37	90	90	30		247	0
20/00605/FUL	Land At High Sett, Plex Lane, Albrighton, Shrewsbury, Shropshire	07/04/2020	1	0	1						1	0
20/00692/FUL	Land North West Of Westley House Farm, Horsebridge, Minsterley, Shropshire	07/10/2020	1	0	1						1	0
20/00701/FUL	Land South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	02/04/2020	1	0	1						1	0
20/00758/FUL	Wallop Hall, Westbury, Shrewsbury, Shropshire	08/07/2020	1	0	1						1	0
20/01176/OUT	6 Merrington, Bomere Heath, Shrewsbury, Shropshire, SY4 3QE	04/08/2020	0	0	0						0	0
20/01341/FUL	1 Weir Road, Hanwood, Shrewsbury, SY5 8JZ	30/06/2020	1	0	1						1	0
20/01439/FUL	Villa Farm, Withington, Shrewsbury, Shropshire, SY4 4PU	04/09/2020	1	0	1						1	0
20/01613/FUL	6 Market Street, Shrewsbury, SY1 1LE	16/06/2020	1	0	1						1	0
20/01957/FUL	Development Land At Churncote Off Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	01/03/2022	340	24	316	60	60	60	60	60	300	16
20/02326/FUL	Lime Tree Yard, New Park Road, Shrewsbury, Shropshire, SY1 2RS	03/03/2021	9	0	9						9	0
20/02811/FUL	Proposed Conversion Of Outbuilding At Meole Brace Hall, Church Road, Shrewsbury, Shropshire	09/11/2021	1	0	1						1	0

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20/03119/FUL	Proposed Dwelling North Of 31 Underdale Road, Shrewsbury, Shropshire	04/02/2021	1	0	1						1	0
20/03353/FUL	Proposed Barn Conversions At Ensdon, Montford Bridge, Shrewsbury, Shropshire	07/12/2020	2	0	2						2	0
20/03358/FUL	Proposed Residential Development Land West Of Ye Old Farm, Stapleton, Shrewsbury, Shropshire	12/07/2021	3	0	3						3	0
20/03486/FUL	Dunstone, Dorrington, Shrewsbury, Shropshire, SY5 7LJ	18/03/2021	1	0	1						1	0
20/03970/FUL	Proposed Dwelling South Of 55 Longden Road, Shrewsbury, Shropshire	21/12/2020	1	0	1						1	0
20/03996/FUL	Land On The West Side Of St Michaels Street, Shrewsbury	26/11/2020	5	0	5						5	0
20/04199/FUL	60 Wyle Cop, Shrewsbury, SY1 1UX	25/02/2021	2	0	2						2	0
20/04541/FUL	Land South Of Holyhead Road, Bicton, Shrewsbury, Shropshire	01/03/2021	54	0	54		54				54	0
20/04750/FUL	Proposed Barn Conversion East Of The Willows, Halfway House, Shrewsbury, Shropshire	21/01/2022	1	0	1						1	0
20/04783/FUL	Proposed Exception Site Dwelling To The West Of Exfords Green, Shrewsbury, Shropshire	30/03/2022	1	0	1						1	0
20/04936/FUL	Rose Cottage, Holyhead Road, Montford, Shrewsbury, SY4 1AU	14/05/2021	0	0	0						0	0
20/05025/FUL	Land To The North Of Barracks Lane, Off The Mount, Shrewsbury, Shropshire	07/01/2022	1	0	1						1	0
20/05065/OUT	Flax Mill, Spring Gardens, Shrewsbury, Shropshire	10/05/2021	120	0	120				38	38	76	44
20/05286/FUL	Spring Cottage, Lyth Hill, Shrewsbury, SY3 OBS	03/08/2021	0	0	0						0	0
20/05309/FUL	1 Glenburn Gardens, Shrewsbury, SY2 5SY	23/03/2021	4	0	4						4	0
21/00004/FUL	7 High Street, Shrewsbury, SY1 1SP	08/04/2021	1	0	1						1	0
21/00370/OUT	Proposed Dwelling To The East Of Tythe House, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	24/03/2021	1	0	1						1	0
21/00451/FUL	Proposed Residential Barn Conversion At Berriewood Farm, Berriewood Lane, Condover, Shrewsbury, Shropshire	06/12/2021	1	0	1						1	0
21/00475/OUT	Former Bowling Green, Ford, Shrewsbury, Shropshire	27/04/2022	2	0	2						2	0
21/00528/REM	Proposed Dwelling North West Of Court Farm, Stapleton, Shrewsbury, Shropshire	30/03/2021	1	0	1						1	0
21/00666/FUL	Shropshire Stone & Granite, Station Road, Baschurch, Shrewsbury, SY4 2BQ	14/10/2021	34	24	10						10	0
21/00711/FUL	Proposed Dwelling West Of Yew Tree Cottage, Valeswood, Little Ness, Shropshire	26/04/2021	1	0	1						1	0
21/00841/FUL	Proposed Residential Barn Conversions At Wolfshead Farm, Nesscliffe, Shrewsbury, Shropshire	29/10/2021	4	0	4						4	0
21/00875/REM	Proposed Dwelling To The East Of Mount Pleasant Road, Shrewsbury, Shropshire	08/04/2021	1	0	1						1	0
21/01030/FUL	Bicton Heath House, Knowsley Drive, Bicton Heath, Shrewsbury, SY3 5DH	22/10/2021	3	0	3						3	0
21/01078/FUL	Land At Shrewsbury School, Ashton Road, Shrewsbury, SY3 7BA	10/08/2021	3	0	3						3	0
21/01150/FUL	Proposed Residential Development Land, Condover, Shrewsbury, Shropshire	09/06/2021	1	0	1						1	0
21/01345/FUL	Barn At Bicton House, Holyhead Road, Bicton, Shrewsbury, Shropshire	06/10/2021	3	0	3						3	0
21/01463/FUL	Proposed Dwelling At Cheshire Court, Old Coleham, Shrewsbury, Shropshire	06/05/2022	1	0	1						1	0

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21/01540/FUL	6 Shoplatch, Shrewsbury, SY1 1HF	16/09/2021	2	0	2						2	0
21/01638/OUT	Proposed Residential Development Land To The East Of, Stoneleigh Close, Acton Burnell, Shropshire	09/05/2022	9	0	9						9	0
21/01700/FUL	Proposed Dwelling North Of 3 Pyepit Cottages, Condoover, Shrewsbury, Shropshire	08/06/2021	1	0	1						1	0
21/02086/FUL	Proposed Dwelling North East Of Vine Cottage, Uffington, Shrewsbury, Shropshire	08/07/2021	1	0	1						1	0
21/02161/FUL	Lord Hill Hotel, Abbey Foregate, Shrewsbury, SY2 6AX	23/06/2021	3	0	3						3	0
21/02213/FUL	Proposed Dwelling To The South Of Fitz, Shrewsbury, Shropshire	13/07/2022	1	0	1						1	0
21/02363/FUL	Chronicle House, Chester Street, Shrewsbury, SY1 2DJ	05/07/2021	1	0	1						1	0
21/02395/FUL	Proposed Residential Barn Conversions East Of Allfield Farm, Condoover, Shrewsbury, Shropshire	12/10/2021	5	0	5						5	0
21/02429/FUL	Proposed Dwelling West Of Blythe Cottage, Shelton Lane, Shrewsbury, Shropshire	21/12/2021	1	0	1						1	0
21/02563/OUT	Proposed Residential Development Land East Of The Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	08/07/2022	2	0	2						2	0
21/02747/FUL	Priory Lodge, Priory Road, Shrewsbury, SY1 1RU	30/09/2021	1	0	1						1	0
21/02839/FUL	1 And 2 Sheinwood Farm, Sheinton Road, Shrewsbury, Shropshire, TF13 6NR	14/10/2022	2	0	2						2	0
21/03024/FUL	Land South Of Millrace Cottage, Longmeadow Drive, Shrewsbury, Shropshire	10/08/2021	1	0	1						1	0
21/03108/FUL	Land North Of B4397, Baschurch, Shropshire	21/11/2022	20	0	20						20	0
21/03378/REM	Proposed Care Home, Shillingston Drive, Berwick Grange, Shrewsbury, Shropshire	21/03/2022	38	0	38						38	0
21/03387/FUL	Proposed Dwelling North East Of 109 Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire	24/11/2021	1	0	1						1	0
21/03434/FUL	Richmond House, Rutland, Shrewsbury, Shropshire, SY1 3QG	05/11/2021	12	0	12						12	0
21/03442/REM	Proposed Dwelling North East Of Waters Edge, Mill Road, Meole Brace, Shrewsbury, Shropshire	28/09/2021	1	0	1						1	0
21/03455/FUL	Proposed Dwelling West Of 1 Caradoc View, Hanwood, Shrewsbury, Shropshire	02/12/2021	1	0	1						1	0
21/03474/FUL	Hawthorn Nursery, Longden, Shrewsbury, Shropshire, SY5 8HF	26/11/2021	2	0	2						2	0
21/03488/FUL	8 The Hawthorns, Shrewsbury, SY3 7NA	05/10/2021	1	0	1						1	0
21/03492/FUL	Proposed Dwelling Adj Reservoir, Shrawardine, Shrewsbury, Shropshire	18/05/2022	1	0	1						1	0
21/03493/FUL	Milestone Garden Ornaments, Alberbury, Shrewsbury, Shropshire, SY5 9AD	19/10/2021	2	0	2						2	0
21/03523/FUL	Channing House, Holywell Street, Shrewsbury, SY2 5DB	11/01/2022	1	0	1						1	0
21/03843/FUL	Garmston Barn, Garmston, Easton Constantine, Shrewsbury, Shropshire, SY5 6RL	09/12/2021	1	0	1						1	0
21/03849/FUL	Proposed Residential Development Adj Harry Hotspur, Harlescott Lane, Shrewsbury, Shropshire	19/12/2021	6	0	6						6	0
21/03954/FUL	Hartlands Rest Home, Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	01/11/2021	6	0	6						6	0
21/04014/FUL	Proposed Dwelling Adjacent 36 Alexandra Avenue, Shrewsbury, Shropshire	27/10/2021	1	0	1						1	0
21/04188/FUL	Brook Barn, Stapleton, Dorrington, Shrewsbury, Shropshire, SY5 7EJ	05/07/2022	1	0	1						1	0



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21/04211/FUL	Greenacres Rural Training Centre, Fenemere Lane, Fenemere, Baschurch, SY4 2JA	16/09/2022	8	0	8						8	0
21/04215/FUL	Greenacres Rural Training Centre, Fenemere, Baschurch, Shrewsbury, Shropshire, SY4 2JA	18/01/2022	2	0	2						2	0
21/04303/OUT	Proposed Dwelling North Of 13 Brunel Way, Shrewsbury, Shropshire	02/12/2021	1	0	1						1	0
21/04367/FUL	Proposed Dwelling, Garage Adjacent Swift Water, Lower Fold, The Fold, Dorrington, Shrewsbury, Shropshire, SY5 7JG	28/01/2022	1	0	1						1	0
21/04577/FUL	Site Of Radbrook College, Radbrook Road, Shrewsbury, Shropshire, SY3 9BJ	13/01/2023	26	0	26						26	0
21/05010/FUL	Land West Of Orchard Lane, Hanwood, Shrewsbury, Shropshire	28/01/2022	1	0	1						1	0
21/05138/FUL	Land South Of Mytton, Shrewsbury, Shropshire	21/12/2021	2	1	1						1	0
21/05141/FUL	Proposed Dwelling South Of 45 Old Coleham, Shrewsbury, Shropshire	23/02/2022	1	0	1						1	0
21/05233/FUL	Proposed Residential Development At Holyhead Road, Nesscliffe, Shrewsbury, Shropshire	23/12/2021	1	0	1						1	0
21/05674/FUL	Oakfield, Great Ness, Shrewsbury, Shropshire, SY4 2LB	14/02/2022	0	0	0						0	0
21/05743/OUT	Land Off Ellesmere Road, Hencote, Shrewsbury, Shropshire	02/03/2023	206	0	206			206			206	0
21/05819/FUL	68 Mardol, Shrewsbury, SY1 1PZ	04/02/2022	1	0	1						1	0
21/05900/FUL	Land At Manor Farm, Preston Gubbals, Shrewsbury, Shropshire	19/08/2022	0	0	0							0
21/05981/FUL	Proposed Residential Development Site North Of, London Road, Shrewsbury, Shropshire	10/10/2022	134	0	134		38	38	38	20	134	0
21/05996/FUL	Meadowsweet, Post Office Lane, Hanwood, Shrewsbury, SY5 8LR	20/07/2022	0	0	0							0
22/00025/FUL	Shrewsbury Training And Development Centre, Racecourse Crescent, Shrewsbury, Shropshire, SY2 5BP	04/04/2022	13	0	13						13	0
22/00056/REM	Proposed Residential Development Land To The West Of, Battlefield Road, Shrewsbury, Shropshire	26/01/2023	98	0	98		38	38	22		98	0
22/00227/FUL	Church House Barn, Church House Farm, Little Ness, Shrewsbury, Shropshire, SY4 2LG	26/04/2022	1	0	1						1	0
22/00364/FUL	Proposed Residential Barn Conversions East Of Atcham Grange, Atcham, Shrewsbury, Shropshire	08/06/2022	5	0	5						5	0
22/00509/FUL	Fitz Farm, Fitz, Shrewsbury, Shropshire	04/10/2022	2	0	2						2	0
22/00592/FUL	8 And 9 Grafton, Shrewsbury, Shropshire, SY4 1HJ	09/05/2022	2	0	2						2	0
22/01008/FUL	Proposed Exception Site Dwellings To The South Of, Little Ness, Shrewsbury, Shropshire	31/08/2022	1	0	1						1	0
22/01044/FUL	Site Of The Cygnets, Hookagate, Shrewsbury, Shropshire	17/05/2022	8	0	8						8	0
22/01121/FUL	32-34 , Castle Street, Shrewsbury, Shropshire, SY1 2BQ	03/05/2022	2	0	2						2	0
22/01275/FUL	Abbey Court Guest House, 134 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AU	10/05/2022	3	0	3						3	0
22/01293/REM	Land South Of Mytton, Mytton, Shrewsbury, Shropshire	25/05/2022	3	0	3						3	0
22/01427/REM	Proposed Residential Development Land To The North Of Betley Lane, Bayston Hill, Shrewsbury, Shropshire	12/05/2022	2	0	2						2	0
22/01619/FUL	Proposed Residential Development Land North East Of Grove Lane, Bayston Hill, Shrewsbury, Shropshire	28/06/2022	2	0	2						2	0
22/01647/FUL	Proposed Conversion Of Outbuilding West Of Churton House, Church Pulverbatch, Shrewsbury, Shropshire	07/06/2022	1	0	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
22/01867/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	25/08/2022	35	0	35		35				35	0
22/02070/FUL	4 Claremont Bank, Shrewsbury, Shropshire, SY1 1RS	11/07/2022	1	0	1						1	0
22/02138/FUL	8B College Hill, Shrewsbury, Shropshire, SY1 1LZ	16/12/2022	1	0	1						1	0
22/02193/FUL	Proposed Dwelling To The North East Of Rowley, Westbury, Shropshire	06/09/2022	1	0	1						1	0
22/02211/FUL	3 Mardol, Shrewsbury, Shropshire, SY1 1PY	22/08/2022	4	0	4						4	0
22/02361/FUL	Stoneybank, Weir Road, Hanwood, Shrewsbury, SY5 8LA	13/07/2022	0	0	0						0	0
22/02378/COU	14 Dogpole, Shrewsbury, Shropshire, SY1 1EN	09/08/2022	1	0	1						1	0
22/02503/REM	Proposed Dwelling To The East Of 16 Queensway, Wilcott, Shrewsbury, Shropshire	22/07/2022	1	0	1						1	0
22/02517/FUL	Site Of Oakland County Primary School, Glebe Road, Bayston Hill, Shrewsbury, Shropshire	28/03/2023	23	0	23						23	0
22/02533/FUL	Former Public Conveniences, St Julians Friars, Shrewsbury, Shropshire	11/11/2022	1	0	1						1	0
22/02883/FUL	41B Wyle Cop, Shrewsbury, Shropshire, SY1 1XF	05/12/2022	-1	0	-1						-1	0
22/02909/FUL	Former F W Thornton, 55 - 57 Wyle Cop, Shrewsbury, Shropshire, SY1 1XJ	26/01/2023	8	0	8						8	0
22/03073/FUL	Land South Of Old Heath, Shrewsbury, Shropshire	31/08/2022	1	0	1						1	0
22/03277/FUL	South of 27 Harlescott Crescent, Shrewsbury, SY1 3AU	01/09/2022	1	0	1						1	0
22/03350/FUL	Mulberry House/Springfield House, Lower Common, Longden, Shropshire, SY5 8HB	02/02/2023	2	0	2						2	0
22/03373/FUL	Swift Water, Lower Fold, The Fold, Dorrington, Shrewsbury, Shropshire, SY5 7JD	29/11/2022	1	0	1						1	0
22/03478/FUL	16 Shrewsbury Road, Bomere Heath, Shrewsbury, Shropshire, SY4 3PD	29/09/2022	1	0	1						1	0
22/03509/FUL	Proposed Dwelling North Of Royal Oak, Pitchford Road, Condover, Shrewsbury, Shropshire	07/10/2022	1	0	1						1	0
22/03582/FUL	3 High Street, Shrewsbury, Shropshire, SY1 1SP	27/09/2022	1	0	1						1	0
22/03693/FUL	Proposed Residential Development Land North Of Site Of 1, Glenburn Gardens, Shrewsbury, Shropshire	11/11/2022	2	0	2						2	0
22/03752/FUL	Land Adjacent To Melville House, Station Road, Baschurch, Shropshire	23/03/2023	48	0	48						48	0
22/03933/FUL	Land To Rear Of Number 155 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	31/10/2022	3	0	3						3	0
22/03957/FUL	Proposed Conversion Of Agricultural Building NW Of Wood Farm, Westbury, Shrewsbury, Shropshire	01/11/2022	1	0	1						1	0
22/04248/FUL	Wysteria Lane, 12 Dogpole, Shrewsbury, Shropshire, SY1 1EN	22/11/2022	1	0	1						1	0
22/04283/FUL	Proposed Dwelling West Of 18, The Mount, Shrewsbury, Shropshire	16/11/2022	1	0	1						1	0
22/04331/REM	Proposed Development Land To The South Of Meole Brace Retail Park, Shrewsbury, Shropshire	13/02/2023	150	0	150	38	57	55			150	0
22/04356/FUL	Proposed Grooms Accommodation At Longner Hall, Uffington, Shrewsbury, Shropshire	29/11/2022	1	0	1						1	0
22/04636/FUL	Barns To The North East Of Manor Farm, Preston Gubbals, Shrewsbury, Shropshire	27/01/2023	1	0	1						1	0
22/04728/FUL	Fenemere Lane Farm, Fenemere, Baschurch, Shrewsbury, Shropshire, SY4 2JB,	07/02/2023	0	0	0						0	0



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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
22/04892/FUL	Tythe House Farm, Ford Heath, Shrewsbury, Shropshire, SY5 9GD	27/02/2023	1	0	1						1	0
22/04923/FUL	23 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LN	23/12/2022	2	0	2						2	0
22/04981/FUL	62 Longden Road, Shrewsbury, Shropshire, SY3 7HG	21/12/2022	2	0	2						2	0
22/05020/FUL	Land Adj Brewery House, Longden Coleham, Shrewsbury, Shropshire	03/01/2023	1	0	1						1	0
22/05153/OUT	Phase 2 Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	12/09/2023	6	0	6						6	0
22/05266/COU	Golden Cross Hotel , 14 Princess Street, Shrewsbury, Shropshire, SY1 1LP	11/01/2023	1	0	1						1	0
22/05291/FUL	Gables Farm, Uffington, Shrewsbury, Shropshire, SY4 4SE	17/01/2023	1	0	1						1	0
22/05535/FUL	Stanwardine Hall, Stanwardine In The Wood, Cockshutt, Shropshire, SY12 0JL	03/03/2023	1	0	1						1	0
22/05537/FUL	Proposed Dwelling To The East Of, Upper Road, Shrewsbury, Shropshire	06/02/2023	1	0	1						1	0
22/05575/FUL	Proposed Dwelling On Land To The Rear Of, 239 Wenlock Road, Shrewsbury, Shropshire	08/02/2023	1	0	1						1	0
22/05603/FUL	17 Honeysuckle Row, Shrewsbury, Shropshire, SY3 7TW	08/03/2023	0	0	0						0	0
22/05703/FUL	Residential Development Land At Former Water Tower, Wilcot Avenue, Wilcot, Shrewsbury, Shropshire	21/03/2023	4	0	4						4	0
SA/06/1793/F	Land R/O 57 Port Hill Road, Shrewsbury	29/03/2007	4	0	4						4	0
SA/07/1307/F	The Coach House, Wilcot Hall, Wilcot, Shrewsbury	27/11/2007	2	0	2						2	0
SA/08/0330/F	5, 6 & 7 St Austins Street, Shrewsbury	23/05/2008	7	0	7						7	0
SA/08/1520/F	Marche Manor, Marche Lane, Halfway House, Shrewsbury	26/06/2009	7	0	7						7	0
SA/08/1570/F	New Bungalow, Charlton Hill Farm, Wroxeter, Shrewsbury, Sy5 6Ps	27/02/2009	2	1	1						1	0
SA/09/0171/F	Dorrington Grove, Leebotwood, Church Stretton	26/06/2009	1	0	1						1	0
09/01981/FUL	Common Wood Farm, Common Wood, Wem, Shrewsbury	18/12/2009	3	0	3						3	0
09/03968/FUL	Moston Grange, Moston, Stanton, Shrewsbury	23/02/2010	4	0	4						4	0
10/01997/FUL	Grafton Farm, Loppington, Shrewsbury	26/05/2011	3	1	2						2	0
11/03525/FUL	Firdene, Ellesmere Road, Harmer Hill, Shrewsbury	16/12/2011	5	1	4						4	0
14/05192/REM	Jubilee Cottage, Jubilee Street, Clive, Shrewsbury, Shropshire, SY4 3JZ	25/02/2015	2	0	2						2	0
16/02772/FUL	Land To The South Of Drayton Road, Shawbury, Shropshire	12/09/2016	1	0	1						1	0
16/03150/FUL	Outbuildings At The Rookery, Northwood, Shrewsbury, Shropshire	25/04/2017	2	0	2						2	0
17/04308/FUL	Proposed Dwelling Adjacent Riverside, Mill Street, Wem, Shropshire	02/11/2017	1	0	1						1	0
18/00824/FUL	Shawbury Park, Shawbury, Shropshire	03/09/2018	4	0	4						4	0
19/01128/FUL	Proposed Dwelling Opposite Browns Of Wem, Pool Head, Wem, Shropshire	14/05/2019	1	0	1						1	0
19/05452/FUL	Mossley Well Farm, Whixall, Whitchurch, Shropshire, SY13 2SA	28/05/2020	1	0	1						1	0
20/00902/FUL	North Of Woodmill Farm, Platt Lane, Ellerdine, Shropshire	23/04/2020	2	0	2						2	0
20/01054/OUT	Land West Of Lowe Hill Road, Wem, Shropshire	28/01/2022	100	0	100			25	25	25	75	25
20/01876/FUL	Burlton Grange, Burlton, Shrewsbury, Shropshire, SY4 5SX	24/02/2022	7	0	7						7	0
20/02120/FUL	Preston Farm, Preston Brockhurst, Shrewsbury, Shropshire, SY4 5QA	17/12/2020	4	0	4						4	0
20/02123/FUL	Proposed Barn Conversions North Of Bridleway Gate Farm, Preston Brockhurst, Shrewsbury, Shropshire	19/04/2021	5	0	5						5	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
20/02393/REM	Land At Sleaf, Harmer Hill, Shropshire	09/12/2020	1	0	1						1	0
20/03017/FUL	Land South The Little Wickett, Rye Bank, Wem, Shropshire	08/11/2021	1	0	1						1	0
20/03356/FUL	High Hatton Social Club, High Hatton, Shrewsbury, Shropshire	23/09/2020	1	0	1						1	0
20/03624/FUL	Woodland Farm, Wytheford Road, Shawbury, Shrewsbury, Shropshire, SY4 4JQ	15/09/2021	1	0	1						1	0
20/03921/FUL	The Hazles, Hazles Road, Shawbury, SY4 4HE	19/10/2021	1	0	1						1	0
20/04152/FUL	Proposed Barn Conversion At Bank Farm, Muckleton, Telford, Shropshire	14/01/2021	1	0	1						1	0
20/04246/FUL	Heath Farm House, Painsbrook Lane, Hadnall, SY4 4BB	01/03/2021	0	0	0						0	0
21/01284/FUL	Proposed Dwelling To The South Of Shotton Lane, Harmer Hill, Shropshire	28/05/2021	1	0	1						1	0
21/02184/FUL	19 - 21 High Street, Wem, Shropshire, SY4 5DG	24/06/2021	1	0	1						1	0
21/02214/FUL	The Red Castle, Ellesmere Road, Harmer Hill, Shrewsbury, Shropshire, SY4 3EB	17/09/2021	3	0	3						3	0
21/02645/FUL	Proposed Residential Barn Conversion At Whixall Hall, Whixall, Shropshire	23/02/2022	2	0	2						2	0
21/02883/FUL	Wor-Yam, Fir Tree Lane, Wem, SY4 5EU	26/08/2021	0	0	0						0	0
21/03070/FUL	Greystones, Butlers Bank, Shawbury, Shrewsbury, Shropshire, SY4 4HG	26/10/2022	2	0	2						2	0
21/04520/FUL	Land At Aston, Aston Village, Aston, Wem, SY4 5JH	24/03/2022	1	0	1						1	0
21/04697/FUL	Barn Adj. To Evenwood, 10 Lacon Holdings, Souldon Road, Souldon, Wem, Shropshire	24/11/2021	1	0	1						1	0
21/05036/FUL	Golf Pros House (Lyle House), Hawkstone Park Golf Course, Weston Under Redcastle, Shrewsbury, Shropshire, SY4 5UY	08/12/2021	-1	0	-1						-1	0
22/00805/FUL	Land East Of Rack Lane Garage, Rack Lane, Whixall, Shropshire	06/10/2022	2	0	2						2	0
22/01334/FUL	Barns At Booley House, Booley, Stanton Upon Hine Heath, Shropshire	18/11/2022	5	0	5						5	0
22/02398/FUL	Land East Of New Street, Wem, Shropshire	13/07/2022	1	0	1						1	0
22/02557/FUL	Development Land Adjacent 122 Church Street, Shawbury, Shropshire	23/08/2022	2	0	2						2	0
22/03199/FUL	Horton Farm, Horton, Wem, Shrewsbury, Shropshire, SY4 5ND	16/01/2023	2	0	2						2	0
22/04033/FUL	The Chalet, Lee Brockhurst, Shrewsbury, Shropshire, SY4 5SA	21/11/2022	0	0	0						0	0
22/04243/FUL	Annexe At Sowbath Barn, Moreton Mill, Shawbury, Shrewsbury, Shropshire, SY4 4ES	26/10/2022	1	0	1						1	0
22/05030/FUL	Coed Hill, Aston Road, Wem, Shrewsbury, Shropshire, SY4 5JD	12/01/2023	2	0	2						2	0
NS/05/00423/FUL	Northwood Farm, Northwood, Wem, Shrewsbury	10/05/2005	3	0	3						3	0
NS/07/01589/FUL	Barn At Hazels Road, Stanton Upon Hine Heath, Shropshire	03/10/2007	1	0	1						1	0
NS/07/02302/FUL	Coton House Farm, Station Road, Prees, Whitchurch	31/01/2008	5	0	5						5	0
NS/08/00160/FUL	Manor Farm, Lee Brockhurst, Shrewsbury	29/07/2011	6	4	2						2	0
NS/08/01981/FUL	Myrtle Villa, New Street, Wem, Shrewsbury	07/01/2009	3	0	3						3	0
22/01114/FUL	Saracens, Shrewsbury Road, Hadnall, Shrewsbury, Shropshire, SY4 4AG	10/06/2022	0	0	0						0	0
10/02454/FUL	Yew Tree Cottage, Church Lane, Ash, Whitchurch	04/08/2010	0	0	0						0	0
10/04536/FUL	Land Adj. 8 Calverhall, Whitchurch, SY13 4PE	08/12/2010	1	0	1						1	0
10/05259/FUL	Tilstock Hall, Tilstock, Whitchurch, SY13 3NR	04/04/2011	7	1	6						6	0
10/05416/FUL	Sandford House, Tilstock Park, Whitchurch	01/11/2011	4	0	4						4	0
11/00369/FUL	Oxhaven, Burleydam, Ightfield, Whitchurch, SY13 4BW	06/09/2011	2	0	2						2	0
11/05484/FUL	Land Adj Wood View, Lacon Street, Prees, Whitchurch	24/05/2012	2	1	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
12/00059/FUL	Barns At Oaklands Farm, Weston Under Redcastle, Shrewsbury	23/04/2013	4	0	4						4	0
12/03592/REM	Oxhaven, Burleydam, Ightfield, Whitchurch, SY13 4BW	15/10/2012	2	0	2						2	0
12/03618/FUL	Barns At Broughall House Farm, Ash Road, Whitchurch	12/02/2013	3	1	2						2	0
14/03664/FUL	Proposed Residential Development South Of The Gables Farm, Calverhall Road, Ightfield, Shropshire	24/05/2019	9	0	9						9	0
15/05307/REM	Gro Continental Ltd, Heathwood Road, Higher Heath, Whitchurch	06/01/2017	115	17	98	7	10	10	10	10	47	51
16/00749/REM	Land Adjacent To Heathfields, Golf House Lane, Prees Heath, Shropshire	07/06/2016	2	1	1						1	0
16/02933/FUL	Proposed Dwelling West Of The Spinney, Heathwood Road, Higher Heath, Whitchurch, Shropshire	22/09/2016	1	0	1						1	0
16/02938/FUL	Proposed Dwelling Adjacent 14 Chester Avenue, Whitchurch, Shropshire	08/03/2017	1	0	1						1	0
16/03186/FUL	Proposed Residential Development North Of Chester Road, Whitchurch, Shropshire	24/01/2017	2	1	1						1	0
16/04460/FUL	5 Mill Street, Whitchurch, Shropshire, SY13 1SE	14/12/2018	7	0	7						7	0
16/04830/FUL	First Floor, 16 Station Road, Whitchurch, Shropshire, SY13 1RF	01/12/2016	1	0	1						1	0
17/00489/FUL	Herald Printers, Newtown, Whitchurch, SY13 1BH	06/06/2017	6	0	6						6	0
17/03076/REM	Land Off Alport Road, Whitchurch, Shropshire, SY13 1NR	31/01/2018	90	37	53	25	28				53	0
17/03955/REM	Land Adjacent To The Croft, Towers Drive, Higher Heath, Whitchurch, Shropshire	13/08/2014	1	0	1						1	0
17/05290/FUL	Hinton Lodge, Hinton, Whitchurch, Shropshire, SY13 4HB	13/09/2018	1	0	1						1	0
18/00552/REM	Storage Land And Premises (former Dairy), Mile Bank Road, Whitchurch, Shropshire	10/10/2022	70	0	70		25	25	20		70	0
18/05370/REM	Land To North Christ Church, Tilstock, Shropshire	13/01/2016	9	8	1						1	0
18/05749/FUL	Holly Dale, Golf House Lane, Prees Heath, Shropshire, SY13 3JU	10/05/2019	0	0	0						0	0
19/01360/FUL	Rose Cottage, Whitchurch Road, Prees, Shropshire, SY13 3JZ	02/05/2019	0	0	0						0	0
19/01553/FUL	Proposed Residential Development Land To The West Of Wayland Close, Whitchurch, Shropshire	04/06/2019	2	0	2						2	0
19/01554/FUL	Land South Thompson Drive, Whitchurch, Shropshire	28/11/2019	5	0	5						5	0
19/01935/FUL	12 Bredwood Arcade, 10 Green End, Whitchurch, Shropshire, SY13 1AD	04/07/2019	1	0	1						1	0
19/02962/FUL	Proposed Essential Workers Dwellings At Mickley Stud, Mickley, Tern Hill, Shropshire	20/08/2021	2	0	2						2	0
19/03102/FUL	Proposed Conversion Of Outbuilding At Walford House, 24 Shrewsbury Street, Prees, Shropshire	06/01/2020	1	0	1						1	0
19/03104/FUL	Land North Of Church Farm, Calverhall, Whitchurch, Shropshire, SY13 4PE	22/09/2020	16	7	9						9	0
19/04078/FUL	2 Sunset View, Alkington Road, Whitchurch, Shropshire, SY13 1TA	20/12/2019	1	0	1						1	0
19/04649/FUL	The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR	14/02/2020	1	0	1						1	0
20/00516/FUL	Elmhurst Nursing Home, Armoury Lane, Prees, SY13 2EN	07/04/2020	11	0	11						11	0
20/00686/FUL	The Lighteach, Lighteach Road, Prees, SY13 2DR	26/05/2020	3	0	3						3	0
20/00961/FUL	White House Farm, Nantwich Road, Broughall, Whitchurch, SY13 4AE	18/11/2020	1	0	1						1	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
20/01284/FUL	Pauls Moss Community Room, Pauls Moss, Whitchurch, Shropshire, SY13 1HH	28/05/2020	3	0	3						3	0
20/01949/FUL	Garage At The Rear Of The Old Constable House, Shrewsbury Street, Prees, Shropshire	28/09/2020	2	0	2						2	0
20/02754/FUL	Barn South West Of Chinnel Farm, Mile Bank, Whitchurch, Shropshire	15/10/2020	1	0	1						1	0
20/03529/FUL	Land Adjacent Roseleigh, Wrexham Road, Whitchurch, Shropshire	13/07/2021	35	0	35						35	0
20/03719/FUL	Proposed Barn Conversion East Of Rose Mount, Broughall, Whitchurch, Shropshire	09/11/2020	1	0	1						1	0
20/03772/FUL	The Bungalow, Rear Of Lord Hill House, Mill Street, Whitchurch, Shropshire, SY13 1SE	30/11/2020	-1	0	-1						-1	0
20/04134/FUL	Le Grand Nursing Home, Tilstock Lane, Tilstock, SY13 3JL	27/04/2021	-18	0	-18						-18	0
20/04434/FUL	Proposed Residential Development Land And Care Home West Of Whitchurch Road, Prees, Shropshire	23/07/2021	27	0	27						27	0
20/05125/FUL	Land At Golf House Lane, Prees Heath, Shropshire	16/06/2021	43	0	43						43	0
20/05322/REM	Proposed Residential Development Land To The East Of Ballacraigne, Heathwood Road, Higher Heath, Whitchurch, Shropshire	05/05/2021	2	1	1						1	0
20/05366/FUL	30-32 High Street, Whitchurch, Shropshire, SY13 1AU	23/04/2021	1	0	1						1	0
21/00516/FUL	10 Green End, Whitchurch, Shropshire, SY13 1AA	26/03/2021	1	0	1						1	0
21/01016/FUL	Nosregor The Bungalow, Sandford, Whitchurch, Shropshire, SY13 2HZ	28/05/2021	0	0	0						0	0
21/02072/FUL	31 Green End, Whitchurch, SY13 1AD	18/06/2021	2	0	2						2	0
21/02288/FUL	Brades Farm, Brades Road, Prees, Whitchurch, Shropshire, SY13 2DX	16/03/2022	3	0	3						3	0
21/02736/OUT	The Oaklands, Waymills, Whitchurch, Shropshire	15/12/2022	7	0	7						7	0
21/04530/FUL	Church Farm, Church Lane, Ash Magna, Shropshire, SY13 4EA	08/02/2023	1	0	1						1	0
21/04580/FUL	Fields Farm, Alkington, Whitchurch, Shropshire, SY13 3NH	16/11/2022	4	0	4						4	0
21/05340/REM	Silver Birch, Mill Lane, Higher Heath, Whitchurch, SY13 2HR	17/12/2021	5	0	5						5	0
22/00992/FUL	Former Nursing Home, Ash, Shropshire, SY13 4DL	01/09/2022	1	0	1						1	0
22/01075/FUL	The Bracknell, 16 Ash Magna, Whitchurch, Shropshire, SY13 4DR	05/05/2022	1	0	1						1	0
22/01737/COU	Dodington Lodge Hotel, Dodington, Whitchurch, Shropshire, SY13 1EN	24/06/2022	1	0	1						1	0
22/02319/FUL	Mile Bank Farm, Mile Bank Road, Whitchurch, Shropshire, SY13 4JY	13/07/2022	1	0	1						1	0
22/02988/OUT	Ambulance Station Site, Queensway, Whitchurch, Shropshire	08/11/2022	5	0	5						5	0
22/03054/REM	The Coppice, Tilstock Lane, Tilstock, Whitchurch, Shropshire	28/09/2022	1	0	1						1	0
22/03116/REM	Proposed Agricultural Workers Dwelling South Of Home Farm, Black Park Road, Black Park, Whitchurch, Shropshire	12/10/2022	1	0	1						1	0
22/03298/FUL	Proposed Residential Development To The West Of Shrewsbury Street, Prees, Shropshire	21/05/2021	5	0	5						5	0
22/03708/FUL	Proposed Residential Development Land To The North Of Waymills, Whitchurch, Shropshire	01/03/2023	53	0	53		25	28			53	0
22/04410/FUL	Alkington Grange Barns, Alkington Grange, Alkington, Whitchurch, Shropshire, SY13 3NH	28/11/2022	3	0	3						3	0
22/04611/COU	Pine Lodge , London Road, Higher Heath, Whitchurch, Shropshire, SY13 2JA	24/11/2022	-1	0	-1						-1	0

Planning Application						Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
22/04884/OUT	Land Rear 2 And 4 Alkington Road, Whitchurch, Shropshire, SY13 1EH	11/01/2023	1	0	1						1	0
23/00046/FUL	Land West Of Wayland Close, Whitchurch, Shropshire	09/03/2023	2	0	2						2	0
NS/02/00850/FUL	Barn Adj To Firestone House, Shrewsbury Street, Prees, Whitchurch	28/11/2002	2	1	1						1	0
NS/02/01074/FUL	Hinton Bank Farm, Hinton, Whitchurch	27/06/2003	3	0	3						3	0
NS/06/01287/FUL	Herald Printers, Newtown, Whitchurch, SY13 1BH	06/07/2006	15	0	15						15	0
NS/07/00834/FUL	Brades Farm, Brades Road, Prees, Whitchurch, Shropshire, SY13 2DX	10/07/2007	3	2	1						1	0
NS/07/01484/FUL	7 The Hermitage, Church Street, Whitchurch	17/09/2007	1	0	1						1	0

**Total Years 1-5: 6,620**  
**10% Allowance Years 1-5: 662**  
**Total After 10% Allowance: 5,958**

## **Appendix B. Deliverability of Sites for Major Development with Outline Planning Permission as at 31<sup>st</sup> March 2023**



Appendix B: Deliverability of Sites for Major Development with Outline Planning Permission as at 31st March 2023

Planning Application	Address	Date of Decision	Deliverability
13/03862/OUT	Proposed Residential Development South Of A49, Ludlow, Shropshire	30/11/2015	Full Planning Permission (21/06007/FUL) granted for a new pedestrian link between the site and Bromfield Road. Reserved Matters Application (18/05461/REM) granted for development of 213 dwellings on the site. It is understood that the developer associated with the site (Tesni Homes) remains committed to the delivery of this site. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
16/02594/OUT	Proposed Development Land To The North Of Shrewsbury Road, Oswestry	22/04/2020	Site was allocated within the SAMDev Plan (OSW024). A Reserved Matters Permission (21/04449/REM) for the first phase under this Outline Planning Permission (284 dwellings) from a developer (Pickstock Homes) has been granted. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years. The component of the site subject to Outline Planning Permission is expected to follow-on from that with Reserved Matters Permission.
18/01027/OUT	Old Station Yard, Brownlow Road, Ellesmere, Shropshire	28/09/2021	A Hybrid Planning Permission (18/01027/OUT) for up to 65 dwellings - outline for 58 dwellings on the wider site and full for conversion of the railway station building to 7 dwellings. Full Planning Application (18/01026/FUL) granted for clearance/demolition of parts of the site. Reserved Matters Application (22/02280/REM) for 58 dwellings granted post 31st March 2023. The applicant is an affordable housing provider/developer - Homes Plus Ltd. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
18/02392/OUT	Proposed Residential Development Land To The West Of Ellesmere Road, Shrewsbury, Shropshire	27/06/2019	Reserved Matters Application (22/02949/REM) for 36 dwellings granted post 31st March 2023. The applicant is a developer - Mara Homes (Shrewsbury) Limited. Shropshire Council considers that there is clear evidence that the site is available, offers a suitable location for development, and is achievable with a realistic prospect that housing will be delivered in the medium term.
19/04202/OUT	Lord Hill Hotel, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	07/09/2021	This is a Hybrid Planning Permission (19/04202/OUT). Full Planning Permission is granted for the conversion of the listed hotel into 4 dwellings, which are near completion. Outline Planning Permission granted for residential development to the rear of the hotel following demolition of certain existing buildings. Full Planning Permission (22/01013/FUL) granted for demolition of certain existing buildings, which has been undertaken. The applicant is a developer - SY Homes and the element of the scheme subject to Full Planning Permission is progressing at pace. Known interest in progressing the element of the site subject to Outline Planning Permission. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
19/05151/OUT	Proposed Residential Development South Of Little Stocks Close, Kinlet, Shropshire	15/05/2020	Site was allocated within the SAMDev Plan (KLT001). A Full Planning Permission (22/01585/FUL) has been granted for the drainage works. A Reserved Matters Permission (23/01810/REM) was granted for 15 dwellings post 31st March 2023. Given this and the scale of the site it is considered that the site will be built out in the next five years. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.

Appendix B: Deliverability of Sites for Major Development with Outline Planning Permission as at 31st March 2023

Planning Application	Address	Date of Decision	Deliverability
19/05560/OUT	Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7BL	16/09/2022	Proposed strategic allocation within the draft Shropshire Local Plan. Development coordinated by a Masterplanner - Harworth Group PLC. Various Full and Reserved Matters Permissions for enabling and infrastructure works which have been undertaken. Extensive investment and works undertaken to prepare the site for redevelopment.
20/01054/OUT	Land West Of Lowe Hill Road, Wem, Shropshire	28/01/2022	Site allocated within the SAMDev Plan (WEM003). Outline Planning Permission granted at appeal. Known developer interest. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
20/02060/OUT	Land West London Road, Irelands Cross, Woore, Shropshire	30/09/2021	Recent consent for 10 dwellings. Subsequently, Full Planning Permission (22/03559/FUL) has been granted for 10 dwellings on the site post 31st March 2023. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
20/02270/OUT	Land Adjacent To Glen Havon, Dudleston Heath, Shropshire	22/03/2022	Recent consent for a SAMDev Plan Allocation DUDH006. A subsequent Reserved Matters Planning Application (23/04047/REM) now pending consideration for 29 dwellings. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
20/05065/OUT	Flax Mill, Spring Gardens, Shrewsbury, Shropshire	10/05/2021	Site allocated within the SAMDev Plan (SHREW198). Hybrid Planning Permission (20/05065/OUT) granted, which includes 120 dwellings. Extensive works have been undertaken on the site: Full Planning Permissions granted for works to the main mill, dye and stove houses and silos. Works on each of these buildings have either commenced or been completed. Another Full Planning Application granted for off-site works to the highway, these works are ongoing. On 3rd March 2023, a Compulsory Purchase Order pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 to assemble the land required to deliver the mixed-use development comprising residential accommodation, together with commercial, business and service uses being a key element of the wider regeneration of Shrewsbury Flaxmill Maltings was approved. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
21/05743/OUT	Land Off Ellesmere Road, Hencote, Shrewsbury, Shropshire	02/03/2023	Planning Permission granted at appeal. Appellants confirmed intention for the site to be built-out by 2026. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.

## **Appendix C. Sites with a Prior Approval decision as at 31<sup>st</sup> March 2023**

Prior Approval						Years 1-5: Forecasting at 31st March 2023						Post Five Year Period
Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	
21/05043/PMBPA	County Lane Farm, County Lane, Albrighton, Wolverhampton, Shropshire, WV7 3AH	05/01/2022	1	0	1						1	0
21/05877/PMBPA	Proposed Residential Barn Conversion NE Of Bridge Farm, Uffington, Shrewsbury, Shropshire	10/02/2022	1	0	1						1	0
20/03071/PMBPA	Proposed Conversion Of Agricultural Barn, Woodbatch, Bishops Castle, Shropshire	10/12/2020	1	0	1						1	0
15/00652/PMBPA	Barn North Of B4364, Faintree, Bridgnorth, Shropshire	24/03/2015	2	0	2						2	0
15/02604/PMBPA	Sydnall Barn, Middleton Priors, Bridgnorth, Shropshire, WV16 6UN	26/08/2015	3	0	3						3	0
19/02878/PMBPA	Spring Barn, Glazeley, Bridgnorth, Shropshire, WV16 6AA	23/08/2019	1	0	1						1	0
19/04951/PMBPA	Barn At Roundabout Farm, Roughton, Bridgnorth, Shropshire	05/10/2020	2	0	2						2	0
19/05529/PMBPA	Proposed Barn Conversion Barn 1 At Winchester Farm, Claverley, Shropshire	07/02/2020	1	0	1						1	0
19/05530/PMBPA	Proposed Barn Conversion Barn 2 At Winchester Farm, Claverley, Shropshire	07/02/2020	1	0	1						1	0
20/02945/PMBPA	Sutton Farm, Claverley, Wolverhampton, Shropshire, WV5 7DD	22/09/2021	5	0	5						5	0
21/01475/PMBPA	Barn At Upper House Farm, Upton Cressett, Bridgnorth, Shropshire	11/05/2021	1	0	1						1	0
21/02066/PMBPA	Proposed Barn Conversion North Of Wadeley Farm, Glazeley, Bridgnorth, Shropshire	03/06/2021	2	0	2						2	0
21/02346/PMBPA	Proposed Residential Barn Conversion At Draycott Farm, Draycott, Claverley, Shropshire	05/07/2021	2	0	2						2	0
21/02759/PMBPA	Proposed Barn Conversion South East Of Roughton, Bridgnorth, Shropshire	08/09/2021	5	0	5						5	0
21/03948/BDD	Yeldron, Nordley, Bridgnorth, Shropshire, WV16 4SU	21/10/2021	1	0	1						1	0
21/04713/PMBPA	Proposed Conversion Of Agricultural Building North West Of Heathton, Claverley, Shropshire	23/11/2021	1	0	1						1	0
15/02410/PMBPA	Barns To The North West Of 29 Walkmills, Church Stretton, Shropshire	15/09/2015	2	0	2						2	0
21/01052/P3JPA	Brambledene, Crossways, Church Stretton, Shropshire, SY6 6PQ	05/05/2021	1	0	1						1	0
14/04670/PMBPA	Lower Neen, Neen Savage, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8JU	26/01/2015	1	0	1						1	0
18/04109/PMBPA	Barn At Lawns Farm, Meaton, Kinlet, Shropshire, DY14 8NT	02/11/2018	1	0	1						1	0
19/02342/PMBPA	Agricultural Building At Walton Farm, Stottesdon, Shropshire	11/07/2019	1	0	1						1	0
20/01403/PMBPA	Proposed Barn Conversion, Larches Lane, Oretton, Cleobury Mortimer, Shropshire	02/06/2020	1	0	1						1	0
20/02404/PMBPA	Barn At The Old Coach House, Hopton Bank, Hopton Wafers, Shropshire	20/08/2020	1	0	1						1	0
20/03526/PMBPA	Proposed Dwelling To The East Of Meaton Lane, Meaton, Kinlet, Shropshire	25/11/2020	1	0	1						1	0
20/04042/PMBPA	Proposed Barn Conversion NW Of Upper House Farm, Kinlet, Shropshire	03/12/2020	1	0	1						1	0
21/03827/PMBPA	Proposed Barn Conversion To The South Of Neen Sollars, Shropshire	28/09/2021	1	0	1						1	0

Prior Approval						Years 1-5: Forecasting at 31st March 2023						Post Five Year Period
Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	
21/05678/PMBPA	Proposed Barn Conversion To The West Of Boraston Bank, Boraston, Tenbury Wells, Shropshire	25/01/2022	1	0	1						1	0
14/01912/P3JPA	The Old School House, 3A Wharf Road, Ellesmere, Shropshire, SY12 0EJ	24/06/2014	1	0	1						1	0
21/03124/P3JPA	64, 64A, 66 Cheshire Street And 23 Queen Street, Market Drayton, Shropshire, TF9 1PR	09/08/2021	3	0	3						3	0
21/05107/PMBPA	Hall Farm, Tern Hill, Market Drayton, Shropshire, TF9 3PU	07/03/2022	1	0	1						1	0
15/05529/P3MPA	Hedgefields Barn, Edge Farm, East Wall, Shropshire	10/02/2016	1	0	1						1	0
17/00263/P3JPA	Ground Floor, 64 High Street, Much Wenlock, Shropshire, TF13 6AE	21/03/2017	1	0	1						1	0
21/00057/PMBPA	Bradeley Farm, Bourton, Much Wenlock, Shropshire, TF13 6JN	16/03/2021	1	0	1						1	0
14/03608/P3JPA	1 Cabin Lane, Oswestry, Shropshire, SY11 2DZ	30/09/2014	3	0	3						3	0
19/00041/P3JPA	Oakhurst Hall, Oakhurst Road, Oswestry, Shropshire, SY10 7BZ	26/02/2019	1	0	1						1	0
20/04998/PMBPA	Barn North West Of Ivy Cottage, Maesbrook, Shropshire	05/03/2021	1	0	1						1	0
20/02868/PMBPA	Proposed Conversion Of Agricultural Building At Coach House Farm, Back Lane, Pontesford, Shrewsbury, Shropshire	29/03/2021	1	0	1						1	0
13/03254/P3JPA	20 Bradford Street, Shifnal, Shropshire, TF11 8AU	07/10/2013	4	0	4						4	0
18/01772/PMBPA	Ted's Farm Shop, Hunger Hill Farm, Sheriffhales, Shifnal, Shropshire, TF11 8SA	10/08/2018	2	0	2						2	0
22/02376/PMBPA	Barn At Longmeadow, The Wyke, Shifnal, Shropshire	12/08/2022	1	0	1						1	0
13/04982/P3JPA	The Coach House, Crescent Lane, Shrewsbury, Shropshire, SY1 1TR	14/02/2014	1	0	1						1	0
14/03023/P3JPA	Wheatland Services Ltd, Showroom, Ford, Shrewsbury, Shropshire, SY5 9LE	08/10/2014	2	1	1						1	0
15/04721/PMBPA	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	29/04/2016	2	0	2						2	0
20/00879/P3JPA	20 High Street, Shrewsbury, Shropshire, SY1 1SJ	06/04/2020	4	0	4						4	0
20/01785/PMBPA	Top House Farm, Vron Gate, Shrewsbury, Shropshire, SY5 9RQ	17/11/2020	2	0	2						2	0
20/04366/P3JPA	Control Techniques Ltd, Third Floor, St Marys Court, 21 St Marys Street, Shrewsbury, Shropshire, SY1 1ED	16/12/2020	1	0	1						1	0
21/01301/PMBPA	Agricultural Building At Upper Fenemere Farm, Myddlewood, Myddle, Shropshire	06/05/2022	1	0	1						1	0
21/05585/P3JPA	9 Church Street, Shrewsbury, Shropshire, SY1 1UG	24/01/2022	1	0	1						1	0
14/05605/PMBPA	Shawbury Grove Farm, Bings Heath, Astley, Shrewsbury, Shropshire, SY4 4BY	11/02/2015	1	0	1						1	0
19/03425/PMBPA	The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR	27/09/2019	3	0	3						3	0

**Total Years 1-5: 80**  
**10% Allowance Years 1-5: 8**  
**Total After 10% Allowance: 72**

## **Appendix D. Sites with a 'resolution to grant' Planning Permission as at 31<sup>st</sup> March 2023**



Resolution to Grant Planning Permission						Years 1-5: Forecasting at 31st March 2023						Post Five Year Period
Planning Application	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	
21/05272/FUL	Proposed Residential Dwelling, Acton, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1	0
21/04818/FUL	Proposed Exception Site Dwelling South Of Alderwood Caravan, Willstone, Cardington, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1	0
22/03996/FUL	The Pingle, New Road, Oretton, Cleobury Mortimer, Kidderminster, Shropshire, SY14 0TY	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1	0
22/05605/FUL	Proposed Affordable Dwelling SE Of Larches Lane Off New Road, Oretton, Cleobury Mortimer, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1	0
22/00778/OUT	Proposed Agricultural Workers Dwelling South Of Corfton Farm, Corfton, Shropshire	Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1	0
22/05481/FUL	Proposed Exception Site Dwelling To The North Of Hazelwells Road, Highley, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1	0
22/01760/OUT	Land North West Of Crosemere, Cockshutt, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1	0
22/05217/FUL	Plot Adjacent Waverley Cottage, Pontesbury Hill Road, Pontesbury, Shrewsbury, Shropshire	Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	3	0	3						3	0
22/04391/FUL	Cuan Wildlife Rescue, Wildlife Rescue Centre At The Signals, Stretton Road, Much Wenlock, Shropshire, TF13 6DD	Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1	0

Affordable housing / rural worker / agricultural dwellings.

Conversion of an existing building, including barns.

Existing Local Plan sites or proposed SAMDev Plan sites.

Justification:

Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).

Selected redevelopment of brownfield sites.

Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the

Total Years 1-5: 11  
 10% Allowance Years 1-5: 1  
 Total After 10% Allowance: 10

## **Appendix E. Sites allocated for development within the adopted Development Plan**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
ALB002	Land at White Acres, Albrighton	Allocated site.	Represented through the site allocation process. No known impediments to the availability of the site. Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 is currently the subject of an Outline Planning Application (23/02095/OUT) for up to 90 dwellings.	Represented through the site allocation process. No known impediments to the availability of the site. Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 is currently the subject of an Outline Planning Application (23/02095/OUT) for up to 90 dwellings.	No known viability concerns.
ALB003	Land East of Shaw Lane, Albrighton	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Full Planning Application (21/05665/FUL) is now pending decision with a resolution to grant reached for 24 dwellings.	Site promoted through the site allocation process. No known impediments to the availability of the site. Full Planning Application (21/05665/FUL) is now pending decision with a resolution to grant reached for 24 dwellings.	No known viability concerns.
BISH013	Schoolhouse Lane East, Bishop's Castle	Allocated site.	Site promoted through the site allocation process. Single landowner. No known impediments to the availability of the site.	Site promoted through the site allocation process. Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
BUCK001	Timber/Station Yard, Bucknell	Allocated site.	Brownfield site within the settlement. Site promoted through the site allocation process. No known impediments to the availability of the site.	Brownfield site within settlement. Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
CHIR001	Land to the rear of Horseshoe Road, Chirbury	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. One landowner (Estate). Hybrid Planning Application (21/01136/FUL) granted post 31st March 2023 for the development of the site. The Hybrid Planning Application specifies that development will consist of two phases. Phase 1: Which is subject to the Full component of the Hybrid Planning Application is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Application is for 27 dwellings.	Site promoted through the site allocation process. Hybrid Planning Application (21/01136/FUL) granted post 31st March 2023 for the development of the site. The Hybrid Planning Application specifies that development will consist of two phases. Phase 1: Which is subject to the Full component of the Hybrid Planning Application is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Application is for 27 dwellings.	Hybrid Planning Application (21/01136/FUL) granted post 31st March 2023 for the development of the site. The Hybrid Planning Application specifies that development will consist of two phases. Phase 1: Which is subject to the Full component of the Hybrid Planning Application is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Application is for 27 dwellings.
CLUN002	Land at Turnpike Meadow, Clun	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Greenfield site on edge of settlement. Clun is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Clun is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
ALB002	Land at White Acres, Albrighton	Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 is currently the subject of an Outline Planning Application (23/02095/OUT) for up to 90 dwellings. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	60	0	60			10	25	25	60	0
ALB003	Land East of Shaw Lane, Albrighton	Small greenfield site within village development boundary. Considered a sustainable site for an appropriate scheme and no fundamental planning issues. Full Planning Application (21/05665/FUL) is now pending decision with a resolution to grant reached for 24 dwellings. The applicant is a developer (Shropshire Homes). It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	23	0	23			23			23	0
BISH013	Schoolhouse Lane East, Bishop's Castle	Bishop's Castle is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	40	0	40						0	40
BUCK001	Timber/Station Yard, Bucknell	Brownfield site within the settlement. Bucknell is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	70	0	70						0	70
CHIR001	Land to the rear of Horseshoe Road, Chirbury	Site promoted through the site allocation process. Hybrid Planning Application (21/01136/FUL) granted post 31st March 2023 for the development of the site. The Hybrid Planning Application specifies that development will consist of two phases. Phase 1: Which is subject to the Full component of the Hybrid Planning Application is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Application is for 27 dwellings.	40	0	40		13	15	12		40	0
CLUN002	Land at Turnpike Meadow, Clun	Greenfield site on edge of settlement. Clun is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	60	0	60						0	60

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
LYD007	South of the Telephone Exchange, Lydbury North	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Small greenfield site on edge of settlement. Planning Application (17/03400/OUT) pending decision for 8 dwellings. Highway junction improvement required. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Highway junction improvement required. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
LYD008	North of the Telephone Exchange, Lydbury North	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Small greenfield site on edge of settlement. Planning Permission (19/00839/OUT) previously granted for 5 dwellings. This Planning Permission has now lapsed. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
LYD009	Former Garage, Lydbury North	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Contaminated site. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
LYD011	Land adjacent to Church Close, Lydbury North	Allocated site.	Site promoted through the site allocation process.	Small greenfield site on edge of settlement. Planning Permission (19/00837/OUT) previously granted for 4 dwellings. This Planning Permission has now lapsed. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
<b>BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b)</b>	Land North of Wenlock Road and North of Church Lane, Tasley, Bridgnorth	Allocated site.	Single major landowner (Tasley Estates). The various components of this site allocation (housing allocation, mixed use allocation and two employment allocations) jointly promoted and to be brought forward as a comprehensive development. A Hybrid Planning Application (21/05023/OUT) including up to 550 dwellings as part of a wider development is now pending decision with a resolution to grant reached. With regard to the residential components of the scheme, the landowners intention is to first develop the eastern element of BRID001/BRID020b, followed by BRID020b and then the remainder of BRID020a. Residential development on some components of the site to progress before the relocation of the Livestock Market.	The various components of this site allocation (housing allocation, mixed use allocation and two employment allocations) jointly promoted and to be brought forward as a comprehensive development. A Hybrid Planning Application (21/05023/OUT) including up to 550 dwellings as part of a wider development is now pending decision with a resolution to grant reached. With regard to the residential components of the scheme, the landowners intention is to first develop the eastern element of BRID001/BRID020b, followed by BRID020b and then the remainder of BRID020a.	Major project, with housing cross-subsidising infrastructure investment, relocation of livestock market and provision of serviced employment land. Residential development on some components of the site can commence before relocation of the livestock market.
DITT005	Land opposite 6 Station Road, Ditton Priors	Allocated site.	Development completed.	Development completed.	Development completed.
NEE001	The Pheasant Inn, Neenton	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
LYD007	South of the Telephone Exchange, Lydbury North	Small greenfield site on edge of settlement. Planning Application (17/03400/OUT) pending decision for 8 dwellings. Highway junction improvement required. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	8	0	8						0	8
LYD008	North of the Telephone Exchange, Lydbury North	Small greenfield site on edge of settlement. Planning Permission (19/00839/OUT) previously granted for 5 dwellings. This Planning Permission has now lapsed. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	5	0	5						0	5
LYD009	Former Garage, Lydbury North	Small brownfield site within settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	3	0	3						0	3
LYD011	Land adjacent to Church Close, Lydbury North	Small greenfield site on edge of settlement. Planning Permission (19/00837/OUT) previously granted for 4 dwellings. This Planning Permission has now lapsed. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	4	0	4						0	4
<b>BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b)</b>	Land North of Wenlock Road and North of Church Lane, Tasley, Bridgnorth	Site on edge of town (components of the site jointly promoted and to be brought forward as a comprehensive development). Sustainable development with no fundamental planning issues affecting suitability. A Hybrid Planning Application (21/05023/OUT) including up to 550 dwellings as part of a wider development is now pending decision with a resolution to grant reached. Housing cross-subsidises infrastructure investment, relocation of livestock market and provision of serviced employment land. Residential development on some components of the site to progress before the relocation of the Livestock Market. With regard to the residential components of the scheme, the landowners intention is to first develop the eastern element of BRID001/BRID020b, followed by BRID020b and then the remainder of BRID020a. Employment delivery is expected to occur alongside these residential phases of development. Build rates are informed by the deliverability statement produced by the landowner. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	550	0	550		20	63	63	63	209	341
DITT005	Land opposite 6 Station Road, Ditton Priors	Development completed.	0	0	0						0	0
NEE001	The Pheasant Inn, Neenton	Development completed.	0	0	0						0	0



Allocation Reference	Address	Suitability	Availability	Achievability	Viability
HO2	Land off Avenue Road, Broseley	Allocated within the Broseley Neighbourhood Plan.	Site promoted through the Neighbourhood Plan process.	Site promoted through the Neighbourhood Plan process.	No known viability concerns.
CSTR018	School Playing Fields, Church Stretton	Allocated site.	It is understood that this site is not available for development.	It is understood that this site is not available for development.	It is understood that this site is not available for development.
CSTR019	Battlefield to rear of Oaks Road/Alison Road, Church Stretton	Allocated site.	Site promoted through the site allocation process. Two landowners - agreement in place. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings.	Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings.
CM1	Land at Ludlow Road, Cleobury Mortimer	Allocated site within the Cleobury Mortimer Neighbourhood Plan.	Site promoted through the Neighbourhood Plan process.	Site promoted through the Neighbourhood Plan process.	No known viability concerns.
CMO002	Land off Tenbury Road, Cleobury Mortimer	Allocated site.	Development completed.	Development completed.	Development completed.
CMO005	Land at New House Farm, Cleobury Mortimer	Allocated site.	Site promoted through the site allocation process. Development subject to access off Tenbury Road or via adjoining site off Tenbury Road (CMO002). Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings.	Site promoted through the site allocation process. Adjacent allocation has reserved matters approval. Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings.	No major viability issues raised to date.
KLT001	Land off Little Stocks Close, Kinlet	Allocated site.	Site promoted through the site allocation process. Part of site has been transferred to a Registered Social Landlord (RSL), the remainder is owned by the Estate. Planning Permissions granted on both aspects of the site and phase 1 has been built out. No known impediments to the availability of the site.	Site promoted through the site allocation process. Full Planning Permission (14/00897/FUL) granted for 8 dwellings, which has subsequently been completed. Outline Planning Permission (19/05151/OUT) granted for a further 15 dwellings a Reserved Matters Planning Application (23/01810/REM) now pending consideration. Likely to be delivered. Total site capacity 23 dwellings.	No known viability concerns.
CRAV002	Land off Watling Street, Craven Arms	Allocated site.	Development completed.	Development completed.	Development completed.
CRAV003 & CRAV009	Land between Watling Street and Brook Road, Craven Arms	Allocated site.	Site promoted through the site allocation process. No developer involvement but willing landowner with track record of releasing land for development of the town.	Site promoted through the site allocation process. Indicative layout and other supporting information provided. Surface water flood risk affects part of combined site but can be accommodated through a SUDS scheme requiring all of CRAV009 for provision of swales and balancing ponds for flood storage capacity. Development linked to provision of northern highway access to town, and landowners to form part of delivery partnership.	Significant constraints but supporting information provided, therefore the site is still considered viable. Shropshire Council has submitted highway infrastructure associated with this and other sites for inclusion within National Highways ongoing Route Strategy update.

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
HO2	Land off Avenue Road, Broseley	Site promoted through the Neighbourhood Plan process and subsequently allocated within the Broseley Neighbourhood Plan with an indicative capacity of around 20 dwellings. Adjoining site in same ownership has Outline and Reserved Matters Planning Permission (19/03639/REM) for a mixed use development including 16 dwellings, it is expected that this site will follow on from development of this site.	20	0	20				20		20	0
CSTR018	School Playing Fields, Church Stretton	It is understood that this site is not available for development.	0	0	0						0	0
CSTR019	Battlefield to rear of Oaks Road/Alison Road, Church Stretton	Greenfield site on the edge of the settlement, within the settlement boundary. Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings. Development has been implemented.	0	0	0						0	0
CM1	Land at Ludlow Road, Cleobury Mortimer	Site promoted through the Neighbourhood Plan process and subsequently allocated within the Cleobury Mortimer Neighbourhood Plan with an indicative capacity of around 120 dwellings. Known developer interest.			120				36	36	72	48
CMO002	Land off Tenbury Road, Cleobury Mortimer	Development completed.	0	0	0						0	0
CMO005	Land at New House Farm, Cleobury Mortimer	Straightforward small greenfield site on edge of settlement, within the settlement boundary. Single land ownership. No fundamental planning issues. Parish Council support. Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings but subsequently lapsed. However, it is understood that the site remains available for development and the landowner is intending for it to come forward for development. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	5	0	5			5			5	0
KL001	Land off Little Stocks Close, Kinlet	Straightforward greenfield site on edge of settlement. Phase 1: Full Planning Permission (14/00897/FUL) granted for 8 dwellings, which has subsequently been completed. Phase 2: Outline Planning Permission (19/05151/OUT) granted for a further 15 dwellings a Reserved Matters Planning Application (23/01810/REM) now pending consideration. Likely to be delivered.	0	0	0						0	0
CRAV002	Land off Watling Street, Craven Arms	Development completed.	0	0	0						0	0
CRAV003 & CRAV009	Land between Watling Street and Brook Road, Craven Arms	Greenfield site within settlement - sustainable development subject to widening of Watling Street and provision of new junction (landowners to form part of delivery partnership), retention of veteran trees and flood storage capacity provision. Site promoted with indicative layout and other supporting information. No developer involvement but willing landowner with track record of releasing land for development of the town. Shropshire Council has submitted highway infrastructure associated with this and other sites for inclusion within National Highways ongoing Route Strategy update. Town Council support. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within the specified timescales.	235	0	235						0	235

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
<b>CRAV004 &amp; CRAV010</b>	Land off Watling Street East, Craven Arms	Allocated site.	Site promoted through the site allocation process. The site is now owned by a developer (Connexus) who are pursuing development of the site. Full Planning Permission (18/04931/FUL) for phase 1 granted and development now completed. Phase 2 expected to follow on.	Site promoted through the site allocation process. No highway access constraint at this point on Watling Street. No known impediments to the availability of the site. The site is now owned by a developer (Connexus) who are pursuing development of the site. Full Planning Permission (18/04931/FUL) for phase 1 granted and development now completed. Phase 2 expected to follow on.	Some viability risk resulting from archaeological interest, but earlier evaluation indicates no fundamental constraints - potential impact limited to reduction in site capacity.
<b>CRAV024</b>	Land adjoining Clun Road / Sycamore Close, Craven Arms	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. No highway access constraint at this point on Watling Street. No developer involvement but willing landowner with track record of releasing land for development of the town.	No significant viability constraints.
<b>CRAV030</b>	Land at Newington Farmstead, Craven Arms	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. Detailed submission including indicative layout provided. Owners in negotiation with Highways Agency regarding A49 junction to serve adjoining abattoir development, with scope to also serve this site (but site has separate access in any event). Development likely to follow first phase of adjoining abattoir development which provides replacement livestock storage and releases site for redevelopment.	No known viability constraints.
<b>CO002a &amp; CO002b</b>	Land to the West of Cockshutt	Allocated site.	Site promoted through the site allocation process. Straightforward small greenfield site. Full Planning Permission (17/05018/FUL) granted for 4 dwellings on phase 1 CO002b and development now completed. Phase 2 CO002a expected to follow on. No known impediments to the availability of the site.	Site promoted through the site allocation process and likely to be delivered. Full Planning Permission (17/05018/FUL) granted for 4 dwellings on phase 1 CO002b and development now completed. Phase 2 CO002a expected to follow on. Total site capacity considered to be 10 dwellings.	No major viability issues noted to date. Updated Highway evidence assessed and found to demonstrate delivery.
<b>CO005 &amp; CO0023</b>	Land at Cockshutt House Farm and Land South of Kenwick Road, Cockshutt	Allocated site.	Development completed.	Development completed.	Development completed.
<b>CO018</b>	Land South of Chapel House Farm, Cockshutt	Allocated site.	Development completed.	Development completed.	Development completed.
<b>DUDH006</b>	Ravenscroft Haulage Site, Dudleston Heath	Allocated site.	Site promoted through the site allocation process. Land in single ownership. Outline Planning Permission (20/02270/OUT) granted on the site for 20 dwellings. A subsequent Reserved Matters Planning Application (23/04047/REM) now pending consideration for 29 dwellings. No known impediments to the availability of the site.	Site promoted through the site allocation process. Outline Planning Permission (20/02270/OUT) granted on the site for 20 dwellings. A subsequent Reserved Matters Planning Application (23/04047/REM) now pending consideration for 29 dwellings. Full delivery expected in next 5 years.	No known viability concerns
<b>ELL003a &amp; ELL003b</b>	Land South of Ellesmere	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. Full Planning Application (23/02170/FUL) pending consideration for enabling works to facilitate this development. These works include the formation of link road, footway and cycleway through the site and groundworks/flood alleviation works.	Part of the site is subject to flood risk, which will require due consideration. However, there are no known viability concerns.
<b>TET001</b>	Land South of Cairndale, Tetchill	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
<b>CRAV004 &amp; CRAV010</b>	Land off Watling Street East, Craven Arms	Greenfield site on edge of settlement with Town Council support. Known archaeological interest not considered to raise fundamental concerns in view of earlier evaluation (1991). Full Planning Permission (18/04931/FUL) for phase 1 granted and development now completed. It is anticipated that phase 2 will follow on in due course.	60	0	60						0	60
<b>CRAV024</b>	Land adjoining Clun Road / Sycamore Close, Craven Arms	Greenfield site within edge of settlement. Sustainable development. No fundamental planning issues. Town Council support. Likely to be delivered following other allocations in the town.	25	0	25						0	25
<b>CRAV030</b>	Land at Newington Farmstead, Craven Arms	Brownfield site on edge of settlement. No fundamental issues subject to suitable scheme safeguarding heritage value of existing buildings. Likely to be delivered following first phase of adjoining abattoir development which provides replacement livestock storage and releases site for redevelopment.	5	0	5						0	5
<b>CO002a &amp; CO002b</b>	Land to the West of Cockshutt	Straightforward small greenfield site. Updated Highway evidence assessed and found to demonstrate delivery. Parish Council support. Full Planning Permission (17/05018/FUL) granted for 4 dwellings on phase 1 (CO002b) and have been built out. Phase 2 (CO002a) which is remaining on this allocation, is expected to follow on. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	6	0	6			6			6	0
<b>CO005 &amp; CO0023</b>	Land at Cockshutt House Farm and Land South of Kenwick Road, Cockshutt	Development completed.	0	0	0						0	0
<b>CO018</b>	Land South of Chapel House Farm, Cockshutt	Development completed.	0	0	0						0	0
<b>DUDH006</b>	Ravenscroft Haulage Site, Dudleston Heath	Straightforward small part brownfield site with no fundamental planning issues and Parish Council support. Outline Planning Permission (20/02270/OUT) granted on the site for 20 dwellings. A subsequent Reserved Matters Planning Application (23/04047/REM) now pending consideration for 29 dwellings. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.	0	0	0						0	0
<b>ELL003a &amp; ELL003b</b>	Land South of Ellesmere	Major greenfield site linked to development of adjoining land for leisure & tourism use consistent with Town Council views. Full Planning Application (23/02170/FUL) pending consideration for enabling works to facilitate this development. These works include the formation of link road, footway and cycleway through the site and groundworks/flood alleviation works. This application is accompanied by a Masterplan illustrating the intended development of this site. It is understood that there remains an intention to bring forward this site for development and that the landowner is proactively progressing this scheme. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.	250	0	250			15	37	56	108	142
<b>TET001</b>	Land South of Cairndale, Tetchill	Development completed.	0	0	0						0	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
WFTN002	Land adjacent to St Andrew's Church, Welsh Frankton	Allocated site.	Development completed.	Development completed.	Development completed.
HIGH003	Land off Rhea Hall/Coronation Street, Highley	Allocated site.	Development completed.	Development completed.	Development completed.
LUD017	Land south of Rocks Green, Ludlow	Allocated site.	Site promoted through the site allocation process. Development to be implemented in phases, with a Hybrid Planning Permission (17/05189/FUL) granted for up to 200 dwellings. The applicant is the developer Pickstock Homes. Phase 1 consists of 68 dwellings and benefits from Full Planning Permission on the above hybrid Planning Permission. Development has commenced and is progressing at pace. Phase 2 consists of 67 dwellings and benefits from Reserved Matters Planning Permission (22/01684/REM). Phase 3 is to follow on from Phases 1 and 2.	Site promoted through the site allocation process. Development to be implemented in phases, with a Hybrid Planning Permission (17/05189/FUL) granted for up to 200 dwellings. The applicant is the developer Pickstock Homes. Phase 1 consists of 68 dwellings and benefits from Full Planning Permission on the above hybrid Planning Permission. Development has commenced and is progressing at pace. Phase 2 consists of 67 dwellings and benefits from Reserved Matters Planning Permission (22/01684/REM). Phase 3 is to follow on from Phases 1 and 2.	Infrastructure requirements identified from outset linked to allocation, so no viability issues.
LUD034	Land east of Eco Park, Ludlow	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (14/01012/OUT and 19/02741/REM) granted for 68 dwellings and employment land. Variation Planning Permission (21/04191/VAR) increases the number of dwellings on the site by 4. Development commenced.	Site promoted through the site allocation process. Known developer interest in the site. Outline and Reserved Matters Planning Permissions (14/01012/OUT and 19/02741/REM) granted for 68 dwellings and employment land. Variation Planning Permission (21/04191/VAR) increases the number of dwellings on the site by 4. Development commenced.	Infrastructure requirements identified from outset linked to allocation, so no viability issues. Development commenced.
ONBY003	Onibury Farm, Onibury	Allocated site.	Site promoted through the site allocation process. Site owned by Onibury Estate. No known impediments to the availability of the site.	Site promoted through the site allocation process. Indicative layout showing site capable of delivering 8 dwellings.	No known viability concerns (existing modern farm building to be removed).
HIN002	Land West of Manor Farm Drive, Hinstock	Allocated site.	Development completed.	Development completed.	Development completed.
HIN009	Land at Bearcroft, Hinstock	Allocated site.	Development completed.	Development completed.	Development completed.
HOD009, HOD010 & HOD011	Land to rear of Shrewsbury Street; Land off Station Road; and Shrewsbury Street Farm, Hodnet	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Full Planning Permission (22/00741/FUL) granted for 51 dwellings.	Site promoted through the site allocation process. No known impediments to the availability of the site. Full Planning Permission (22/00741/FUL) granted for 51 dwellings.	No known viability concerns.
MD030, MD010 & MD028	Land off Rush Lane; and Land between Croft Way and Greenfields Lane, Market Drayton	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Complex land ownerships and single access required - Development Company coordinating delivery.	Site promoted through the site allocation process. No known impediments to the availability of the site. Complex land ownerships and single access required - Development Company coordinating delivery. MD030 West: Phases 1a and 2a: Outline Planning Permissions granted, development is ongoing and near completion. Phase 3a: Planning Permission granted. MD030 East, MD010 & MD028: Phase 1b: Plannin Permisson granted.	Infrastructure provision including access from A53, but known as part of site allocation, so no viability concerns. Complex land ownerships and single access required - Development Company coordinating delivery.
STH002	Part of land off Dutton Close, Stoke Heath	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings. Development commenced.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings. Development commenced.	Cost of demolition of former social club building but no known viability concerns. Outline and Reserved Matters Planning Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings. Development commenced.



Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
WFTN002	Land adjacent to St Andrew's Church, Welsh Frankton	Development completed.	0	0	0						0	0
HIGH003	Land off Rhea Hall/Coronation Street, Highley	Development completed.	0	0	0						0	0
LUD017	Land south of Rocks Green, Ludlow	Greenfield site outside bypass identified as most appropriate from alternatives available. No fundamental planning issues. Sustainable development subject to site development guidelines, including contributions to enable future provision of improved pedestrian/cycle links over A49, if required, and to Eco Park to the south. Development to be implemented in phases, with a Hybrid Planning Permission (17/05189/FUL) granted for up to 200 dwellings. The applicant is the developer Pickstock Homes. Phase 1 consists of 68 dwellings and benefits from Full Planning Permission on the above hybrid Planning Permission. Development has commenced and is progressing at pace. Phase 2 consists of 67 dwellings and benefits from Reserved Matters Planning Permission (22/01684/REM). Phase 3 is to follow on from Phases 1 and 2.	0	0	0						0	0
LUD034	Land east of Eco Park, Ludlow	Greenfield site close to Eco Park to east of Bypass, forming part of a mixed use land allocation and providing access to potential future development area - sustainable development delivering benefits for town. Known developer interest in the site. Outline and Reserved Matters Planning Permissions (14/01012/OUT and 19/02741/REM) granted for 68 dwellings and employment land. Variation Planning Permission (21/04191/VAR) increases the number of dwellings on the site by 4. Development commenced and likely to be delivered.	0	0	0						0	0
ONBY003	Onibury Farm, Onibury	Small site within the village. An appropriate scheme would represent sustainable development. No fundamental planning issues have been identified. Estate owned and promoted site - indicative layout showing site capable of delivering 8 dwellings. Timescales reflect information provided by the estate. Likely to be delivered in accordance with these timescales.	8	0	8						0	8
HIN002	Land West of Manor Farm Drive, Hinstock	Development completed.	0	0	0						0	0
HIN009	Land at Bearcroft, Hinstock	Development completed.	0	0	0						0	0
HOD009, HOD010 & HOD011	Land to rear of Shrewsbury Street; Land off Station Road; and Shrewsbury Street Farm, Hodnet	Greenfield site. No known impediments to the availability of the site. Full Planning Permission (22/00741/FUL) granted for 51 dwellings. The applicant is a developer - Pickstock Homes.	0	0	0						0	0
MD030, MD010 & MD028	Land off Rush Lane; and Land between Croft Way and Greenfields Lane, Market Drayton	Greenfield site on edge of town within A53 Bypass - sustainable development. Single point of access off A53 required for all the allocations that form this wider site. Site reflects local ambitions for greenfield recreational facilities. No fundamental planning issues. Complex land ownerships and single access required - Development Company coordinating delivery. MD030 West: Phases 1a and 2a: Outline Planning Permissions (14/01982/OUT / 14/04701/OUT) and a Reserved Matters Planning Permission (16/03082/REM) granted for 162 dwellings. Development is ongoing and near completion. Phase 3a: Planning Permission (22/05349/FUL) granted for 64 dwellings post 31st March 2023. The Applicant is a developer (Barratt David Wilson Homes). MD030 East, MD010 & MD028: Phase 1b: Outline Planning Permission (14/03782/OUT) and subsequent Reserved Matters Planning Permission (21/01142/REM) granted for 209 dwellings - this permission in part extends beyond the allocation.	64	0	64			30	34		64	0
STH002	Part of land off Dutton Close, Stoke Heath	Straightforward part brownfield site with no fundamental planning issues. Outline and Reserved Matters Planning Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings. Development commenced.	0	0	0						0	0



Allocation Reference	Address	Suitability	Availability	Achievability	Viability
<b>MIN002 &amp; MIN015</b>	Hall Farm, Minsterley	Allocated site.	Site promoted through the site allocation process. The southern element of the site is for new build development whilst the northern element of the site is for the conversion of existing farm buildings for residential and employment purposes. Planning Application (23/04104/FUL) pending consideration for 14 dwellings on the southern element of the site.	Site promoted through the site allocation process. Single landowner that the Council understands has proactively promoted the site for sale and that a sale is now agreed. The purchaser is a developer which intends to bring forward the allocation for development. The southern element of the site is for new build development whilst the northern element of the site is for the conversion of existing farm buildings for residential and employment purposes.	Cost of appropriate conversion and buildings clearance, cross-subsidised by wider development proposals.
<b>MIN007</b>	Callow Lane, Minsterley	Allocated site.	Development completed.	Development completed.	Development completed.
<b>PBY018 &amp; PBY029</b>	Hall Bank, Pontesbury	Allocated site.	Development completed.	Development completed.	Development completed.
<b>PBY019</b>	Land off Minsterley Road, Pontesbury	Allocated site.	Development completed.	Development completed.	Development completed.
<b>GOB008</b>	Land at Southlands Avenue, Gobowen	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Planning Permission (22/00201/FUL) granted for 38 dwellings and development has subsequently commenced. The developer - Wrekin Housing Group.	Site promoted through the site allocation process. Planning Permission (22/00201/FUL) granted for 38 dwellings and development has subsequently commenced. The developer - Wrekin Housing Group.	No known viability concerns. Planning Permission (22/00201/FUL) granted for 38 dwellings and development has subsequently commenced. The developer - Wrekin Housing Group.
<b>GOB012</b>	Land between A5 and Shrewsbury railway line, Gobowen	Allocated site.	Site promoted through the site allocation process. Single landowner. Within their recent representation (February 2021) on the draft Shropshire Local Plan, the landowner confirmed that development of the site had been delayed due to unforeseen non-planning issues, however these issues have now been resolved and the land can now be made available for development (Reference A0510). No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
<b>KK001</b>	Land north of Lower House, Knockin	Allocated site.	Development completed.	Development completed.	Development completed.
<b>KYN001</b>	Land adjacent Kinnerley Primary School, Kinnerley	Allocated site.	Development completed.	Development completed.	Development completed.
<b>KYN002</b>	Land west of School Road, Kinnerley	Allocated site.	Site promoted through the site allocation process. Land in single ownership. Full Planning Permission (16/04719/FUL) granted for 18 dwellings. Development has commenced. No known impediments to the availability of the site.	Site promoted through the site allocation process. Full Planning Permission (16/04719/FUL) granted for 18 dwellings. Development has commenced.	No known viability concerns.
<b>LLAN001</b>	Former Railway Land, Station Road, Llanymynech	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
<b>LLAN009</b>	Land north of playing fields, Llanymynech and Pant	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
MIN002 & MIN015	Hall Farm, Minsterley	Site promoted through the site allocation process and in a single ownership. The Council understands that the land has been proactively promoted the site for sale and that a sale is now agreed. The purchaser is a developer which intends to bring forward the allocation for development. Development is to be implemented in two phases. The southern element of the site is for new build development whilst the northern element of the site is for the conversion of existing farm buildings for residential and employment purposes. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	14	0	14			14			14	0
MIN007	Callow Lane, Minsterley	Development completed.	0	0	0						0	0
PBY018 & PBY029	Hall Bank, Pontesbury	Development completed.	0	0	0						0	0
PBY019	Land off Minsterley Road, Pontesbury	Development completed.	0	0	0						0	0
GOB008	Land at Southlands Avenue, Gobowen	Small greenfield site, re-allocated from Oswestry Local Plan. No fundamental planning issues or significant outstanding objections. Parish Council support. Planning Permission (22/00201/FUL) granted for 38 dwellings and development has subsequently commenced. The developer - Wrekin Housing Group.	0	0	0						0	0
GOB012	Land between A5 and Shrewsbury railway line, Gobowen	No fundamental planning issues or significant outstanding objections. Parish Council support. Within their recent representation (February 2021) on the draft Shropshire Local Plan, the landowner confirmed that development of the site had been delayed due to unforeseen non-planning issues, however these issues have now been resolved and the land can now be made available for development (Reference A0510). Further discussions have confirmed marketing has been successfully undertaken. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	90	0	90			25	25	40	90	0
KK001	Land north of Lower House, Knockin	Development completed.	0	0	0						0	0
KYN001	Land adjacent Kinnerley Primary School, Kinnerley	Development completed.	0	0	0						0	0
KYN002	Land west of School Road, Kinnerley	Full Planning Permission (16/04719/FUL) granted for 18 dwellings. Development ongoing.	0	0	0						0	0
LLAN001	Former Railway Land, Station Road, Llanymynech	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Development expected to follow-on from the adjoining site (LLAN009) which has Outline and Reserved Matters (14/05001/OUT and 16/05302/REM) Planning Permissions and development is currently ongoing. The site is currently being actively marketed by Towler Shaw Roberts. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	32	0	32				7	25	32	0
LLAN009	Land north of playing fields, Llanymynech and Pant	Development completed.	0	0	0						0	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
MBK001	Land at Greenfields Farm, Maesbrook	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
MBK009	Land adj. to The Smithy, Maesbrook	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
OSW004	Land off Whittington Road, Oswestry	Allocated site.	Site promoted through the site allocation process. Known developer interest.	Site promoted through the site allocation process. Greenfield site with physical, heritage and environmental constraints to be addressed as part of layout.	Greenfield site with physical, heritage and environmental constraints to be addressed as part of layout.
OSW024	Eastern Gateway Sustainable Urban Extension, Oswestry	Allocated site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently. Outline Planning Permission (16/02594/OUT) granted for a series of phases totalling up to 600 dwellings. Reserved Matters (21/04449/REM) Planning Application granted post 31st March 2022 for the first of these phases. Outline Planning Application (17/06025/OUT) granted for a further phase. Reserved Matters (21/03584/REM) Planning Application pending decision for 120 dwellings. Subsequent phase is in Shropshire Council ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently. Outline Planning Permission (16/02594/OUT) granted for a series of phases totalling up to 600 dwellings. Reserved Matters (21/04449/REM) Planning Application granted post 31st March 2022 for the first of these phases. Outline Planning Application (17/06025/OUT) granted for a further phase. Reserved Matters (21/03584/REM) Planning Application pending decision for 120 dwellings. Subsequent phase is in Shropshire Council ownership. No known impediments to the availability of the site.	No major viability issues noted to date.
OSW029	Former Oswestry Leisure Centre, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.
OSW030	The Cottams, Morda Road, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.
OSW033	Alexandra Road Depot, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.
OSW034, OSW035 & OSW045	Land South of the Cemetery, Oswestry	Allocated site.	Site promoted through the site allocation process. Site considered deliverable in the medium term. No known impediments to the availability of the site.	Site promoted through the site allocation process. Site considered deliverable in the medium term. No known impediments to the achievability of the site.	No major viability issues noted to date.
OSW042	Richard Burbidge, Oswestry	Allocated site.	Site promoted through the site allocation process. Site in two parts: The part located off Whittington Road has been granted Planning Permission and been completed. The part located off Unicorn Road is currently in employment use, but considered deliverable in the medium term.	Site promoted through the site allocation process. Known developer interest in the site. The part located off Whittington Road has been granted Planning Permission and been completed. The part located off Unicorn Road is currently in employment use, but considered deliverable in the medium term.	No major viability issues noted to date - but brownfield site requiring clearance and/or re-use of existing buildings. Known developer interest.

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
MBK001	Land at Greenfields Farm, Maesbrook	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Given the scale, build out would be expected to occur in a relatively short period following grant of Planning Permission. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	4	0	4				2	2	4	0
MBK009	Land adj. to The Smithy, Maesbrook	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Given the scale, build out would be expected to occur in a relatively short period following grant of Planning Permission. It is understood from the agent that the landowner remains committed to seeing the site developed. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	5	0	5				5		5	0
OSW004	Land off Whittington Road, Oswestry	Greenfield site subject to comprehensive development guidelines. Known developer interest. Full Planning Application (23/00225/FUL) pending decision with a resolution to grant for 83 dwellings. The applicant is a developer - Cameron Homes. The site benefits from and will be facilitated by approved HIF funding bid of £9.3m granted to Shropshire Council by Homes England for improvement works to the nearby Mile End Roundabout, Oswestry, which are now completed.	83	0	83			25	25	33	83	0
OSW024	Eastern Gateway Sustainable Urban Extension, Oswestry	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently. Outline Planning Permission (16/02594/OUT) granted for a series of phases totalling up to 600 dwellings. Reserved Matters (21/04449/REM) Planning Application granted post 31st March 2022 for the first of these phases - various phases to be implemented alongside each other. Outline Planning Application (17/06025/OUT) granted for a further phase. Reserved Matters (21/03584/REM) Planning Application pending decision on this phase for 120 dwellings. Subsequent phases in Shropshire Council ownership. There is known interest in bringing forward these phases of development.	50	0	50						0	50
OSW029	Former Oswestry Leisure Centre, Oswestry	Development completed.	0	0	0						0	0
OSW030	The Cottams, Morda Road, Oswestry	Development completed.	0	0	0						0	0
OSW033	Alexandra Road Depot, Oswestry	Development completed.	0	0	0						0	0
OSW034, OSW035 & OSW045	Land South of the Cemetery, Oswestry	Greenfield site. No fundamental planning issues and Town Council support. Access dependent on land exchange agreement with Town Council so delivery expected within years 6+.	80	0	80						0	80
OSW042	Richard Burbidge, Oswestry	Brownfield site with no fundamental planning issues. The part located off Whittington Road has been granted Planning Permission (15/03727/FUL) and development has been completed. The part located off Unicorn Road is currently in employment use, but considered deliverable in the medium term.	130	0	130						0	130

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
<b>PARK001</b>	Land at Artillery/Larkhill/Park Crescent, Park Hall	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site. Planning Permission granted and development ongoing.	Site promoted through the site allocation process. Planning Permission granted and development ongoing.	No known viability concerns.
<b>STM029</b>	Land at Rhos y Llan Farm, St Martins	Allocated site.	Site promoted through the site allocation process. Large site allocated for a mixed use development, comprising of housing; employment; land for community recreation; and sports pitches. No fundamental legal or physical impediments. Outline Planning Permission (15/03726/OUT) and subsequent Full Planning Permission (19/03995/FUL) granted for 80 dwellings. Development ongoing.	Site promoted through the site allocation process. Outline Planning Permission (15/03726/OUT) and subsequent Full Planning Permission (19/03995/FUL) granted for 80 dwellings. Development ongoing.	Housing forms part of a mixed use development with various land and forecast sales values. Overall scheme considered viable. Very active market. Development commenced.
<b>WGN001, WGN004, WGN005 &amp; WGN021</b>	Land adjacent to Oakland's Drive; Land to rear of Hershell House; Land to south east of School; and Land adjacent to Big House, Whittington	Allocated site.	Site promoted through the site allocation process. Straightforward greenfield site. No known impediments to the availability of the site. Full Planning Permission (18/01990/FUL) granted for 34 dwellings (Phase 1 of the development). Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development).	Site promoted through the site allocation process. Straightforward greenfield site. No known impediments to the availability of the site. Full Planning Application (18/01990/FUL) granted for 34 dwellings (Phase 1 of the development). Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development).	No known viability concerns.
<b>WRN010</b>	Land South of Brookfield's and Aspen Grange, Weston Rhyn	Allocated site.	Site promoted through the site allocation process. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development has commenced.	Site promoted through the site allocation process. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development has commenced.	No known viability concerns. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development has commenced.
<b>WRN016</b>	Land at the Sawmills, Rhoswiell	Allocated site.	Site promoted through the site allocation process. Site in single ownership. Full Planning Permission (22/03924/FUL) granted for 59 dwellings (net) on the site post 31st March 2023. The applicant is a developer (Shrewsbury Homes).	Site promoted through the site allocation process. Full Planning Permission (22/03924/FUL) granted for 59 dwellings (net) on the site post 31st March 2023. The applicant is a developer (Shrewsbury Homes).	No known viability concerns.
<b>SHIF004a</b>	Land south of Aston Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.
<b>SHIF004b &amp; SHIF004c</b>	Land between Lawton Road and Stanton Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.
<b>SHIF006</b>	Land north of Wolverhampton Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.
<b>BAS005</b>	Land at rear of Wheatland's Estate, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
<b>BAS017</b>	Land to the west of Shrewsbury Road, Baschurch	Allocated site.	Development completed.	Development completed.	Development completed.
<b>BAS025</b>	Land to rear of Medley Farm, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.



Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
<b>PARK001</b>	Land at Artillery/Larkhill/Park Crescent, Park Hall	Straightforward part brownfield site. Outline (13/01643/OUT) and Reserved Matters Planning Permissions (17/03677/REM for plots 1-4; 17/03678/REM for plots 5-9; 17/03679/REM for plots 10-16; 17/03680/REM for plots 17-21; and 17/03690/REM for plots 22-27) granted for 27 dwellings. Significant progress has been made on the various dwellings covered by this consent. Full Planning Permission(20/00168/FUL) subsequently granted for 6 dwellings, superseding 2 of the dwellings (plots 14 and 21) previously approved on the Outline and Reserved Matters Planning Permissions. This component of the development is complete. Full Planning Permisson (20/03859/FUL) also subsequently granted for 5 dwellings, superseding 3 of the dwellings (plots 18-20) previously approved on the Outline and Reserved Matters Planning Permissions. Total capacity of the site is now 33 dwellings. Likely to be delivered.	0	0	0						0	0
<b>STM029</b>	Land at Rhos y Llan Farm, St Martins	Straightforward greenfield site with no fundamental planning issues. Outline Planning Permission (15/03726/OUT) and subsequent Full Planning Permission (19/03995/FUL) granted for 80 dwellings. Development ongoing and likely to be delivered.	0	0	0						0	0
<b>WGN001, WGN004, WGN005 &amp; WGN021</b>	Land adjacent to Oakland's Drive; Land to rear of Hershell House; Land to south east of School; and Land adjacent to Big House, Whittington	Straightforward greenfield site with no fundamental planning issues. Parish Council support. Full Planning Permission (18/01990/FUL) granted for 34 dwellings (Phase 1 of the development). Development is now progressing. Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development). It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	0	0	0						0	0
<b>WRN010</b>	Land South of Brookfield's and Aspen Grange, Weston Rhyn	Straightforward greenfield site with no fundamental planning issues. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development has commenced.	0	0	0						0	0
<b>WRN016</b>	Land at the Sawmills, Rhoswiell	Brownfield site with no fundamental planning issues and Parish Council support. Full Planning Permission (22/03924/FUL) granted for 59 dwellings (net) on the site post 31st March 2023. The applicant is a developer (Shrewsbury Homes). Likely to be delivered.	59	0	59			25	25	9	59	0
<b>SHIF004a</b>	Land south of Aston Road, Shifnal	Development completed.	0	0	0						0	0
<b>SHIF004b &amp; SHIF004c</b>	Land between Lawton Road and Stanton Road, Shifnal	Development completed.	0	0	0						0	0
<b>SHIF006</b>	Land north of Wolverhampton Road, Shifnal	Development completed.	0	0	0						0	0
<b>BAS005</b>	Land at rear of Wheatland's Estate, Shrewsbury	Development completed.	0	0	0						0	0
<b>BAS017</b>	Land to the west of Shrewsbury Road, Baschurch	Development completed.	0	0	0						0	0
<b>BAS025</b>	Land to rear of Medley Farm, Shrewsbury	Development completed.	0	0	0						0	0



Allocation Reference	Address	Suitability	Availability	Achievability	Viability
BAS035	Land at Station Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (14/02454/OUT / 18/05447/REM) granted for 52 dwellings. Development is now ongoing.	Site promoted through the site allocation process. Scope to provide school drop off zone, if required. Outline and Reserved Matters Planning Permissions (14/02454/OUT / 18/05447/REM) granted for 52 dwellings. Development is now ongoing.	No known viability concerns
BOM004/R	Land off Shrewsbury Road, Bomere Heath	Allocated site.	Development completed.	Development completed.	Development completed.
CON005	Land east of the Shrewsbury Road, Condover	Allocated site.	Development completed.	Development completed.	Development completed.
CON006	Land opposite School, Condover	Allocated site.	Site promoted through the site allocation process. Land in single ownership. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (17/00863/OUT / 18/04353/REM) granted for 4 dwellings on majority of the site. Full Planning Permission (21/01150/FUL) granted for 1 dwelling on the remainder of the site. Development is ongoing.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (17/00863/OUT / 18/04353/REM) granted for 4 dwellings on majority of the site. Full Planning Permission (21/01150/FUL) granted for 1 dwelling on the remainder of the site. Development is ongoing.	No known viability concerns.
DOR004	Land off Forge Way, Dorrington	Allocated site.	Development completed.	Development completed.	Development completed.
DOR017	Land to the rear of the Old Vicarage, Dorrington	Allocated site.	Site promoted through the site allocation process. Land in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
HAN011/R	Land west of school, Hanwood	Allocated site.	Development completed.	Development completed.	Development completed.
NESS004 & NESS012	Land West of Holyhead Road, Nesscliffe	Allocated site.	Development completed.	Development completed.	Development completed.
SHREW001	Land north of London Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Single landowner - Shropshire Council. No known impediments to the availability of the site. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission).	The site is intended to be brought forward as a part self/custom-build development and part general housing development. Single landowner - Shropshire Council. No known impediments to the achievability of the site. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission).	The site is intended to be brought forward as a part self/custom-build development and part general housing development. Single landowner - Shropshire Council. No known impediments to the viability of the site. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission).

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
BAS035	Land at Station Road, Shrewsbury	Greenfield site with access available from Station Road. Scope to provide school drop off zone, if required. Outline and Reserved Matters Planning Permissions (14/02454/OUT / 18/05447/REM) granted for 52 dwellings. Development is now ongoing.	0	0	0						0	0
BOM004/R	Land off Shrewsbury Road, Bomere Heath	Development completed.	0	0	0						0	0
CON005	Land east of the Shrewsbury Road, Condover	Development completed.	0	0	0						0	0
CON006	Land opposite School, Condover	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Outline and Reserved Matters Planning Permissions (17/00863/OUT / 18/04353/REM) granted for 4 dwellings on majority of the site. Full Planning Permission (21/01150/FUL) granted for 1 dwelling on the remainder of the site. Development is ongoing.	0	0	0						0	0
DOR004	Land off Forge Way, Dorrington	Development completed.	0	0	0						0	0
DOR017	Land to the rear of the Old Vicarage, Dorrington	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. The site adjoins allocation DOR004, upon which Planning Permission (17/04926/FUL) has been granted and the development recently completed. DOR017 is expected to follow on as a second phase of this development. Delivery timescales reflect this relationship. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	15	0	15				15		15	0
HAN011/R	Land west of school, Hanwood	Development completed.	0	0	0						0	0
NESS004 & NESS012	Land West of Holyhead Road, Nesscliffe	Development completed.	0	0	0						0	0
SHREW001	Land north of London Road, Shrewsbury	Straightforward greenfield site owned by Shropshire Council. The site is intended to be brought forward as a part self/custom-build development and part general housing development. Full Planning Permission (16/02049/FUL) was granted for a single dwelling on the site, with development subsequently completed. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission). Development has commenced.	0	0	0						0	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
<p><b>SHREW002,</b> <b>SHREW035,</b> <b>SHREW083,</b> <b>SHREW128,</b> <b>ELR64, ELR67 &amp;</b> <b>ELR68</b></p>	<p>Shrewsbury West Sustainable Urban Extension</p>	<p>Allocated site.</p>	<p>Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Development to be brought forward in coordinated phases - with national housebuilder involvement and development currently ongoing.</p>	<p>Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Development to be brought forward in coordinated phases - with national housebuilder involvement and development currently ongoing. Highways Authority has accepted principle of up to 400 dwellings accessed off Welshpool Road prior to construction of new Oxon Link Road, so no legal or physical impediment to first phases of development.</p>	<p>Major infrastructure requirements, including provision of new Oxon Link Road, but land identified in Core Strategy on this basis and costs to be reflected in land values so no viability issues. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Local Economic Partnership (LEP) grant offer towards elements of highways costs, subject to detailed business case approval.</p>
<p><b>SHREW016</b></p>	<p>Land off Hillside Drive, Belvidere, Shrewsbury</p>	<p>Allocated site.</p>	<p>Development completed.</p>	<p>Development completed.</p>	<p>Development completed.</p>
<p><b>SHREW023</b></p>	<p>Land at Corner Farm Drive, Shrewsbury</p>	<p>Allocated site.</p>	<p>Development completed.</p>	<p>Development completed.</p>	<p>Development completed.</p>
<p><b>SHREW027</b></p>	<p>Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road, Shrewsbury</p>	<p>Allocated site.</p>	<p>Site promoted through the site allocation process. Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site. Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission. Reserved Matters Planning Permission (19/05564/REM) subsequently granted for the 247 dwellings. Development progressing at pace.</p>	<p>Site promoted through the site allocation process. Suitable location on edge of town - sustainable development with no fundamental planning issues. Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site. Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission. Reserved Matters Planning Permission (19/05564/REM) subsequently granted for the 247 dwellings. Development progressing at pace.</p>	<p>Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site. Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission. Reserved Matters Planning Permission (19/05564/REM) subsequently granted for the 247 dwellings. Development progressing at pace.</p>

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
SHREW002, SHREW035, SHREW083, SHREW128, ELR64, ELR67 & ELR68	Shrewsbury West Sustainable Urban Extension	<p>Principle of development established in Core Strategy.</p> <p>Comprehensive development to occur in accordance with adopted masterplan to include 750 dwellings, employment, the provision of new Oxon Link Road, and other infrastructure.</p> <p>The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements.</p> <p>Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery.</p> <p>Development to be brought forward in coordinated phases.</p> <p>Full Planning Permission (20/01957/FUL) granted for 340 dwellings on the first phase of residential development. The developer is Barratt David Wilson Homes. Development has now commenced and is progressing at pace.</p> <p>Full Planning Permission (22/03543/FUL) granted post 31st March 2023 for 106 dwellings on the second phase of residential development. The applicant is the developer Anwyl Homes. Development has now commenced.</p> <p>Residential phase 3 is in Shropshire Council ownership. There is a commitment to bring this phase forward for development.</p> <p>The health/care campus phase of the development is to be implemented in a series of sub-phases. Sub-phase 1 was granted Full Planning Permission (14/05707/FUL) for 85 extra-care apartments, which have since been completed.</p> <p>Sub-phase 2 was granted Full Planning Permission (20/04541/FUL) for 54 extra-care apartments/bungalows as an extension to the existing facility. Development is currently ongoing.</p> <p>Sub-phase 3 was granted Outline Planning Permission (20/04544/OUT) for health/medical office accommodation.</p> <p>The remaining sub-phases are in Shropshire Council ownership and there is a commitment to bringing these sub-phases forward for development.</p>	410	0	410		38	38	38	38	152	258
SHREW016	Land off Hillside Drive, Belvidere, Shrewsbury	Development completed.	0	0	0						0	0
SHREW023	Land at Corner Farm Drive, Shrewsbury	Development completed.	0	0	0						0	0
SHREW027	Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road, Shrewsbury	<p>Major greenfield site for coordinated development in two linked parts. Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site.</p> <p>Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission.</p> <p>Reserved Matters Planning Permission (19/05564/REM) subsequently granted for the 247 dwellings.</p> <p>Development progressing at pace.</p>	0	0	0						0	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127, ELR02 & ELR66	Shrewsbury South Sustainable Urban Extension, Shrewsbury	Allocated site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions identified and apportioned. No legal or physical impediments to development. Development consists of three broad coordinated residential phases with a series of Planning Permissions secured across these broad phases - with national housebuilder involvement and development currently ongoing.	Development consists of three broad coordinated residential phases with a series of Planning Permissions secured across these broad phases. All these phases/sub-phases are progressing alongside each other and development is occurring at pace.	Major infrastructure requirements but land identified in Core Strategy on this basis and costs to be reflected in land values so no viability issues.
SHREW073	Land off Ellesmere Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
SHREW095 and SHREW115	Land west of Battlefield Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Greenfield site within built up area – sustainable development. Part of mixed use allocation subject to some constraints including flood risk and existing industry on southern edge and railway to west, but no fundamental planning issues to prevent delivery of housing on site. Outline and Reserved Matters Planning Permissions (19/03905/OUT and 22/00056/REM) granted for 98 affordable dwellings on the site.	Site promoted through the site allocation process. Development will occur independently of the adjacent employment allocation. Outline and Reserved Matters Planning Permissions (19/03905/OUT and 22/00056/REM) granted for 98 affordable dwellings on the site.	No know viability concerns. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development. The southern boundary of the allocation adjoins a separate employment site expected to be developed as part of the existing employment area.
SHREW105	Land off Shillingston Drive, Shrewsbury	Allocated site.	Development Completed.	Development Completed.	Development Completed.
SHREW120/R	Land East of Woodcote Way, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127, ELR02 & ELR66	Shrewsbury South Sustainable Urban Extension, Shrewsbury	<p>Principle of development established in Core Strategy.</p> <p>Comprehensive development in accordance with adopted masterplan to include approximately 950 dwellings, employment land and related infrastructure.</p> <p>Full Planning Permission (13/00893/FUL) granted on residential phases 1a and 1b, including 291 dwellings, now near completion.</p> <p>Full Planning Permission (21/01748/FUL) granted on phase 1a for a 66 bedroom Care Home, with development completed post 31st March 2022.</p> <p>Hybrid Planning Permission (18/04194/FUL) granted on the local centre phase 1 for a food store and specialist housing for older people (Outline Planning Permission applies to the care home and extra-care apartments). A Reserved Matters Planning Permission (19/04101/REM) was subsequently granted for an 80 bed Care Home, development of which was completed post 31st March 2022. The 57 extra-care apartments have now lapsed, but Shropshire Council understands that there remains developer interest and an intention to bring forward this form of development on the site. Shropshire Council considers that there is clear evidence that this component of site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.</p> <p>Outline Planning Permission (14/04428/OUT) granted for residential phases 2a, 2b and 2c, including 500 dwellings and a Care Home. Series of Reserved Matters Planning Permissions (17/06149/REM, 19/00048/REM, 19/04460/REM and 19/05470/REM) granted for sub-phases of housing and associated works, development of these various phases have commenced and progressing at pace or been completed. Alternative Outline Planning Permission (21/02982/OUT) subsequently granted replacing the Care Home with 35 houses. A Reserved Matters Planning Permission (22/01867/REM) subsequently granted for this development.</p> <p>Full Planning Permission (16/02618/FUL) granted for phase 3 for 159 dwellings and development commenced and progressing at pace.</p>	57	0	57				57		57	0
SHREW073	Land off Ellesmere Road, Shrewsbury	Development completed.	0	0	0						0	0
SHREW095 and SHREW115	Land west of Battlefield Road, Shrewsbury	<p>Greenfield site within a built up area - sustainable development.</p> <p>Outline and Reserved Matters Planning Permissions (19/03905/OUT and 22/00056/REM) granted for 98 affordable dwellings on the site.</p> <p>It is understood that the developer anticipates completion of the site by 2025.</p>	0	0	0						0	0
SHREW105	Land off Shillingston Drive, Shrewsbury	Development Completed.	0	0	0						0	0
SHREW120/R	Land East of Woodcote Way, Shrewsbury	Development completed.	0	0	0						0	0



Allocation Reference	Address	Suitability	Availability	Achievability	Viability
<b>SHREW198</b>	Land at Ditherington Flaxmill, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Historic England is leading the project, which will be delivered in phases. Phase 1 - a new build element. Phase 2 - restoration of the Main Mill and redevelopment of the remaining historic buildings. The phases can occur alongside each other.	Site promoted through the site allocation process. Historic England is leading the project, which will be delivered in phases.	Ditherington Flaxmill is a recognised heritage asset. Development of the site seeks to ensure the renovation and safeguarding of the mill by providing an appropriate use of the mill and the surrounding land. Significant funding has been secured for this project (including Heritage Lottery Funding; Culture Recovery Funding; ERDF funding; and LEP funding).
<b>SHREW210/09, SHREW030/R, SHREW094 &amp; SHREW019</b>	Bowbrook/Radbrook, land between Mytton Oak Road and Hanwood Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
<b>SHREW212/09</b>	Land west of Longden Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
<b>UFF006/10</b>	Land between Manor Farm and Top Cottages, Uffington	Allocated site.	Development completed.	Development completed.	Development completed.
<b>SHAW004</b>	Land to the rear of Brickyard Farm, Poynton Road, Shawbury	Allocated site.	Development completed.	Development completed.	Development completed.
<b>WEM003</b>	Land off Pyms Road, Wem	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site. Outline Planning Application (20/01054/OUT) granted on the site at appeal for up to 100 dwellings.	Site promoted through the site allocation process. Outline Planning Application (20/01054/OUT) granted on the site at appeal for up to 100 dwellings.	No known viability concerns.
<b>WEM012</b>	Land off Roden Grove, Wem	Allocated site.	Development Completed.	Development Completed.	Development Completed.
<b>ASHP002</b>	Land West of Ash Parva	Allocated site.	Development completed.	Development completed.	Development completed.
<b>PH004</b>	Former Cherry Tree Hotel and adjoining land, Prees Heath	Allocated site.	Site promoted through the site allocation process. Site in single ownership. Willing landowner. No known impediments to the availability of the site.	Site promoted through the site allocation process. Planning Applications covering this site and a significant additional area were withdrawn and refused respectively. It is considered that a viable scheme remains possible on the allocated site.	Brownfield site but no significant viability issues known. Planning Applications covering this site and a significant additional area were withdrawn and refused respectively. It is considered that a viable scheme remains possible on the allocated site.

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
SHREW198	Land at Ditherington Flaxmill, Shrewsbury	Historic England as the primary landowner is leading the project. A masterplan for the site has been agreed and the site will be delivered in phases. Phase 1 consists of the new build element. Phase 2 consists of the restoration of the Main Mill and seven other listed historic buildings on the site in order to provide them with appropriate uses and secure their long term future. Significant funding has been secured for this project (including Heritage Lottery Funding; Culture Recovery Funding; ERDF funding; and LEP funding). Hybrid Planning Permission (first in 2011 and then more recently in 2021) (20/05065/OUT) was granted for the overarching redevelopment of the site, which includes 120 dwellings. Further Full Planning Permissions have been granted for works to various listed buildings. Another Full Planning Permission was granted for off-site works to the highway, these works are ongoing. The restoration of the Smithy, Stables, Main Mill and Kiln is now completed. Restoration of the Apprentice House, Cross Mill, Dye House and Warehouse and wider development of the site (including the 120 dwellings) are the next areas of focus. On 3rd March 2023, a Compulsory Purchase Order pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 to assemble the land required to deliver the mixed-use development comprising residential accommodation, together with commercial, business and service uses being a key element of the wider regeneration of Shrewsbury Flaxmill Maltings was approved.	0	0	0						0	0
SHREW210/09, SHREW030/R, SHREW094 & SHREW019	Bowbrook/Radbrook, land between Mytton Oak Road and Hanwood Road, Shrewsbury	Development completed.	0	0	0						0	0
SHREW212/09	Land west of Longden Road, Shrewsbury	Development completed.	0	0	0						0	0
UFF006/10	Land between Manor Farm and Top Cottages, Uffington	Development completed.	0	0	0						0	0
SHAW004	Land to the rear of Brickyard Farm, Poynton Road, Shawbury	Development completed.	0	0	0						0	0
WEM003	Land off Pyms Road, Wem	Greenfield site with no fundamental planning issues. Likely to be delivered. Outline Planning Application (20/01054/OUT) recently granted on the site at appeal in January 2022 for up to 100 dwellings. Known developer interest in bringing forward the site for development. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.	0	0	0						0	0
WEM012	Land off Roden Grove, Wem	Development Completed.	0	0	0						0	0
ASHP002	Land West of Ash Parva	Development completed.	0	0	0						0	0
PH004	Former Cherry Tree Hotel and adjoining land, Prees Heath	Primarily brownfield site in Community Cluster located on A41/A49. Development subject to use of existing vehicular access off A41/A49. Parish Council support. Planning Applications covering this site and a significant additional area were withdrawn and refused respectively. It is considered that a viable scheme remains possible on the allocated site. Likely to be delivered in accordance with specified timescales.	5	0	5						0	5

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
PRE002-011-012	Land West of Shrewsbury Street, Prees	Allocated site.	Site promoted through the site allocation process. Access off Shrewsbury Street subject to demolition of existing dwelling owned by Shropshire Housing Group, which has confirmed its support. Multiple ownerships but jointly promoted, therefore no legal or physical impediments. Full Planning Permissions (16/05870/FUL and 16/02309/FUL) granted for 1 and 2 dwellings on parts of the site respectively. Both schemes have been completed. Outline and Reserved Matters Planning Permissions (17/03775/OUT and 21/00120/REM) have also been granted for 5 dwellings. Subsequently an alternative Planning Permission (22/03298/FUL) was granted for 5 bungalows on the same component of the site. Together these Planning Permissions address the eastern element of the site. Total site capacity 30 dwellings.	Site promoted through the site allocation process. Full Planning Permissions (16/05870/FUL and 16/02309/FUL) granted for 1 and 2 dwellings on parts of the site respectively. Both schemes have been completed. Outline and Reserved Matters Planning Permissions (17/03775/OUT and 21/00120/REM) have also been granted for 5 dwellings. Subsequently an alternative Planning Permission (22/03298/FUL) was granted for 5 bungalows on the same component of the site. Together these Planning Permissions address the eastern element of the site. Total site capacity 30 dwellings.	No known viability concerns.
PRE008	Land at Moreton Street, Prees	Allocated site.	Site promoted through the site allocation process. Development dependent on legal agreement for restoration of Prees Hall. Willing landowner.	Site promoted through the site allocation process. Willing landowner. Scheme supported by Viability Report.	Development linked to restoration of Prees Hall. Number of dwellings increased from 30 to 40 to reflect viability issues raised in independent Viability Report.
TIL001	Land at the Vicarage, Tilstock	Allocated site.	Development completed.	Development completed.	Development completed.
TIL002	Land at Tilstock Close, Tilstock	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions 14/03013/OUT and 18/05370/REM) granted for 9 dwellings. Development is ongoing.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions 14/03013/OUT and 18/05370/REM) granted for 9 dwellings. Development is ongoing.	No known viability concerns.
TIL008	Land at Russell House, Tilstock	Allocated site.	Development completed.	Development completed.	Development completed.
WHIT009	Land at Tilstock Road, Whitchurch	Allocated site.	Site promoted through the site allocation process. Full Planning Application (22/04360/FUL) granted for 561 dwellings on the site post 31st March 2023. The applicant is the developer Barratt David Wilson Homes.	Site promoted through the site allocation process. Full Planning Application (22/04360/FUL) granted for 561 dwellings on the site post 31st March 2023. The applicant is the developer Barratt David Wilson Homes. Agreement regarding foul sewerage capacity - permits commencement of development pending permanent upgrade by Welsh Water or developer.	Foul sewerage capacity upgrade required for complete build out of development. Agreement regarding foul sewerage capacity - permits commencement of development pending permanent upgrade by Welsh Water or developer.
WHIT021	Land at Alport Road, Whitchurch	Allocated site.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (14/01263/OUT and 17/03076/REM) granted for 90 dwellings. Development is ongoing.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (14/01263/OUT and 17/03076/REM) granted for 90 dwellings. Development is ongoing.	Foul sewerage capacity upgrade required for complete build out of development - the Planning Permission includes an appropriate condition regarding foul sewerage capacity. Development is ongoing.
WHIT033/10	Land North of Mill Park, Whitchurch	Allocated site.	Development completed.	Development completed.	Development completed.
WHIT046	Land at Mount Farm, Whitchurch	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
PRE002-011-012	Land West of Shrewsbury Street, Prees	Greenfield site centrally located in village - sustainable development. No fundamental planning issues. Access off Shrewsbury Street subject to demolition of existing dwelling owned by Shropshire Housing Group, which has confirmed its support. Multiple ownerships but jointly promoted. Site expected to be brought forward in phases, a number of phases already have consent. Full Planning Permissions (16/05870/FUL and 16/02309/FUL) granted for 1 and 2 dwellings on parts of the site respectively. Both schemes have been completed. Outline and Reserved Matters Planning Permissions (17/03775/OUT and 21/00120/REM) have also been granted for 5 dwellings on another component of the site. Subsequently an alternative Planning Permission (22/03298/FUL) was granted for 5 bungalows on the same component of the site. Together these Planning Permissions address the eastern element of the site. It is expected that the central and western portion of the sites will follow-on. Total site capacity 30 dwellings. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	22	0	22			2	10	10	22	0
PRE008	Land at Moreton Street, Prees	Greenfield development in centre of village and close to facilities. No fundamental planning issues. Development subject to suitable scheme delivering restoration of Prees Hall and provision of replacement open space. Parish Council support. Delivery spread over years 6+.	40	0	40						0	40
TIL001	Land at the Vicarage, Tilstock	Development completed.	0	0	0						0	0
TIL002	Land at Tilstock Close, Tilstock	Greenfield site to the north of the village within the settlement boundary. Outline and Reserved Matters Planning Permissions (14/03013/OUT and 18/05370/REM) granted for 9 dwellings. Development is ongoing.	0	0	0						0	0
TIL008	Land at Russell House, Tilstock	Development completed.	0	0	0						0	0
WHIT009	Land at Tilstock Road, Whitchurch	Major greenfield site. Full Planning Application (22/04360/FUL) granted for 561 dwellings on the site post 31st March 2023. The applicant is the developer Barratt David Wilson Homes. Agreement regarding foul sewerage capacity - permits commencement of development pending permanent upgrade by Welsh Water or developer. Full build out subject to permanent foul sewerage capacity upgrade.	561	0	561		50	75	75	75	275	286
WHIT021	Land at Alport Road, Whitchurch	Sustainable development. Outline and Reserved Matters Planning Permissions (14/01263/OUT and 17/03076/REM) granted for 90 dwellings. Foul sewerage capacity upgrade required for complete build out of development - the Planning Permission includes an appropriate condition regarding foul sewerage capacity. Development is ongoing and considered likely to be delivered.	0	0	0						0	0
WHIT033/10	Land North of Mill Park, Whitchurch	Development completed.	0	0	0						0	0
WHIT046	Land at Mount Farm, Whitchurch	Development completed.	0	0	0						0	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
WHIT051	Land West of Oaklands Farm, Whitchurch	Allocated site.	<p>Site promoted through the site allocation process.</p> <p>Part of mixed use scheme linked to ELR033.</p> <p>Development guidelines specified for the site.</p> <p>No known impediments to the availability of the site.</p> <p>Outline Planning Permission (21/02736/OUT) granted for 7 dwellings on one component of this site.</p> <p>Full Planning Application (22/03708/FUL) granted for 53 dwellings on the main component of the site. The applicant is a developer (Shropshire Homes).</p>	<p>Site promoted through the site allocation process.</p> <p>Outline Planning Permission (21/02736/OUT) granted for 7 dwellings on one component of this site.</p> <p>Full Planning Application (22/03708/FUL) granted for 53 dwellings on the main component of the site. The applicant is a developer (Shropshire Homes).</p>	<p>No known viability concerns - linkage with employment land to be addressed at application stage.</p>

Approved Application on at least part of the site.

Approved Application on all of the site.

Allocation Reference	Address	Summary	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
WHIT051	Land West of Oaklands Farm, Whitchurch	Sustainable greenfield site on the edge of the town. No fundamental planning issues and Town Council support. Part of mixed use scheme linked to ELR033 with site development guidelines, including phasing. Outline Planning Permission (21/02736/OUT) granted for 7 dwellings on one component of this site. Full Planning Application (22/03708/FUL) granted for 53 dwellings on the main component of the site. The applicant is a developer (Shropshire Homes). Development is now ongoing.	0	0	0						0	0

Approved Application on at least part of the site.

Approved Application on all of the site.

Total Years 1-5: 1,415  
 10% Allowance Years 1-5: 142  
 Total After 10% Allowance: 1,274



## **Appendix F. Selected sites proposed for allocation for development within the draft Shropshire Local Plan**

## **Appendix G. Strategic Land Availability Assessment (SLAA) Sites**

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
ALB003	Caravan storage, Station Road, Albrighton	The site is suitable for residential development, subject to appropriate management of any physical, heritage and environmental constraints present. For instance provision of an appropriate access to the site and management of the sites relationship with the railway line (e.g. noise). Furthermore the site is located within proximity of several TPO's therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also in proximity of one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
BIS016	Field adj. Blunden Hall, Brampton Road, Bishop's Castle	The site is within a settlement boundary and so suitable for development in principle. Any proposed development design and layout should complement the adjacent employment allocation. The site lies within 300m of a Conservation Area and several Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Effort should be made to retain mature trees and hedgerows on the site.	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
BIS020	Rear of surgery, Schoolhouse Lane, Bishop's Castle	Site is suitable for residential development subject to satisfactory access. The site is within 300m of a Scheduled Monument, a Conservation Area and several Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
BKL001	Field opposite the Junior School, Bucknell	The site is within the development boundary so development is acceptable in policy terms. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance the site is in proximity to the River Redlake Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also within 300m of a Scheduled Monument, a Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	Shropshire Council Officers have investigated the availability of this site, but it remains unclear as to whether the site is available for this form of development. Therefore information gathered for the purpose of this study is unable to confirm that the site is available for this form of development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
BKL002	The Old Farm, Bucknell	The site is within the development boundary so development is acceptable in principle subject to material considerations. However, part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The suitability of the remainder of the site is subject to appropriate management of any physical, heritage and environmental constraints present. For instance part of the site is within and the remainder is in proximity of a Conservation Area. The site is also within proximity of a Scheduled Monument and one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The element of the site that is not within a Local Wildlife Site is in proximity of this site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Summary	Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			2023/24	2024/25	2025/26	2026/27	2027/28		Total
ALB003	Caravan storage, Station Road, Albrighton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	6
BIS016	Field adj. Blunden Hall, Brampton Road, Bishop's Castle	The site is considered suitable; available; viable and achievable. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.						0	15
BIS020	Rear of surgery, Schoolhouse Lane, Bishop's Castle	The site is considered likely to become available in the future; viable; and achievable. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is also considered suitable for residential development subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.						0	13
BKL001	Field opposite the Junior School, Bucknell	The site is considered suitable, available, viable and achievable (subject to any further necessary viability assessment). Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.						0	44
BKL002	The Old Farm, Bucknell	The site is available, achievable and viable. Whilst the site is located within the development boundary, there are a number of constraints that apply. This includes the fact that part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Suitability of the site for open market residential development is therefore subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment. Outline Planning Application (21/03445/OUT) refused for 8 dwellings on part of the site.						0	30

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
CLU003	Land adjacent to The Hall, Vicarage Road, Clun	The site is within the development boundary so development is acceptable in policy terms, subject to material considerations such as the ability to suitably manage any physical, heritage or environmental constraints present. For instance the site is in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is densely wooded, which will require due consideration. The site is also within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
WBR008	Land at Bank Farm, Worthen	Agricultural buildings within an existing Community Cluster settlement, as such conversions/infilling may be appropriate subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance comments will be needed from highway department regarding highway access. The site is within 300m of several grade 2 listed buildings and a grade 1 listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. It is also proposed that Worthen will be a Community Hub, which may impact on suitability for other uses. The site has been proactively promoted through the Local Plan Review process and is proposed for allocation, alongside an additional parcel of land in the same ownership, within the draft Shropshire Local Plan (2016 - 2038).	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development. The site has been proactively promoted through the Local Plan Review process and is proposed for allocation, alongside an additional parcel of land in the same ownership, within the draft Shropshire Local Plan (2016 - 2038).	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
BRD012	Land off Stourbridge Road, Bridgnorth	The site is considered developable subject to appropriate management of any physical, heritage and environmental constraints. For instance the ability to provide access is subject to Highway Officer advice. The site contains and is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a Conservation and Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is not currently available but will become so in the future; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
DNP005	Land north-west of South Road, Ditton Priors	The site is within the development boundary so development is acceptable in policy terms, subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance these include the presence of a Listed Building within the site the site's location in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Summary	Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			2023/24	2024/25	2025/26	2026/27	2027/28		Total
CLU003	Land adjacent to The Hall, Vicarage Road, Clun	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is within the development boundary so development is acceptable in policy terms, subject to a heritage assessment of the impact of development on the Conservation Area will be required. If this shows no adverse effect, or that any such effect can be adequately mitigated, the site's development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. These include the site's location in the Shropshire Hills AONB; the wooded character of the site; and its proximity to a Wildlife Site, Scheduled Monument and one or more Listed Buildings. Clun is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.						0	2
WBR008	Land at Bank Farm, Worthen	The site is considered suitable (infilling/conversion); available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for open market residential development (infilling/conversion) is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. It is also proposed that Worthen will be a Community Hub, which may impact on suitability for other uses. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site has been proactively promoted through the Local Plan Review process and is proposed for allocation, alongside an additional parcel of land in the same ownership, within the draft Shropshire Local Plan (2016 - 2038).						5	0
BRD012	Land off Stourbridge Road, Bridgnorth	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically access to the site and mitigation of the impact of development on the trees subject to TPO protection both on the site and in proximity; and the Conservation and Listed Buildings within proximity. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	40
DNP005	Land north-west of South Road, Ditton Priors	The site is considered available, achievable and viable (subject to any further necessary viability assessment). The site is within the development boundary so development is acceptable in policy terms, subject to material considerations and management of any physical, heritage of environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.						20	20



Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
BRO034	Adj. Brook Cottage, 4 Bridge Rd, Broseley	Within development boundary so site suitable for development. Discussion will be needed with highway authority about vehicle access and Coal Authority regarding land conditions. The site is within 500m of an Ancient Woodland site. Development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of 3 Local Wildlife Sites, so development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of a Veteran Tree/ tree protected by a Tree Preservation Order so development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is located within a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is within proximity of a World Heritage Site and a number of listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
CST008	Land at Woodbank House, Church Stretton	The site is within the Church Stretton development boundary so the principle of development is accepted. The site is located within the Shropshire Hills AONB. Major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 500m of an Ancient Woodland site. Development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of a Wildlife Site. Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is adjacent to a Conservation Area. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
CRA001	Abattoir site, Craven Arms	A small part of the site are within Flood Zones 2 and/or 3. The area of the site outside this zone has potential for residential development (following the relocation of the existing abattoir) as it is located within the Craven Arms settlement boundary. This potential is subject to the appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 300m of a Conservation Area and several Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site was represented during the SAMDev Site Allocations process for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future. Specifically there is a stated aspiration within the current Development Plan to relocate the abattoir to the proposed Newington Food Park. This relocation will allow the redevelopment of the existing site, which will act as a catalyst for the redevelopment of the wider area.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
CRA029	Garage Corvedale Rd, Craven Arms	The site is a brownfield site within the development boundary. Suitable in principle for residential development. A positively designed scheme could enhance the site and its setting, which is a gateway into the town. Therefore the site is suitable subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is brownfield and in use as a garage, therefore there are potential contamination issues. The site is also in proximity of a conservation area and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
HNN021	Off Netherton Lane, Highley	The site is located within the Highley development boundary. As such the principle of residential development on the site is established. Suitability is subject to appropriate management of the physical, heritage and environmental constraints. For instance part of the site was subject to previous quarrying and subsequent landfill uses, this will require due consideration. The site is adjacent to existing commercial units. The relationship between these units and any residential development on this site will require due consideration. The site contains and is in proximity of trees subject to TPO protection, development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of a conservation area and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Summary	Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			2023/24	2024/25	2025/26	2026/27	2027/28		Total
<b>BRO034</b>	Adj. Brook Cottage, 4 Bridge Rd, Broseley	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically potential impacts on environmental and heritage assets. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						6	0
<b>CST008</b>	Land at Woodbank House, Church Stretton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						6	0
<b>CRA001</b>	Abattoir site, Craven Arms	The site is considered suitable; available (following the relocation of the existing abattoir); achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate assessment and management of the impact on physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Such constraints include: Flood Zones 2 and/or 3; proximity to a Conservation Area and to several Listed Buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	26
<b>CRA029</b>	Garage Corvedale Rd, Craven Arms	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	8
<b>HNN021</b>	Off Netherton Lane, Highley	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.						0	10

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
LUD005	21 New Street, Ludlow	The site is located within the Ludlow development boundary and is considered to represent a suitable location for residential development, subject to appropriate management of any physical, heritage and environmental constraints. For instance, the site is located within proximity of one or more listed buildings and a conservation area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
LUD022	Morris Bufton Galdeford, Ludlow	The site is within the Ludlow development boundary so the principle of development is accepted subject to management of any physical, heritage and environmental constraints. These include consideration of any loss of employment. The site is in proximity of a Scheduled Monument, Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. If the consent for a retail unit on part of the site is implemented, this will need to be excluded from the developable area.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
ONY005	Land at the Quarry	The site is located adjacent to an existing Community Hub, however within Onibury open market residential development is limited to infilling, groups of houses and conversions on suitable sites within the village. The housing guideline for Onibury is around 25 dwellings. As a former quarry, the sites topography may be challenging, contamination may be present and ground investigations are likely to be required. The site is also located within the AONB, therefore any major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of a conservation area and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The ability to provide an appropriate access is subject to highway approval. Subject to these factors, a suitably sized scheme, appropriate consideration of the identified housing guideline for the settlement, and any other material considerations, including any other physical, heritage and environmental constraints present, the site may currently be suitable for development. However, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such under this policy approach open market residential development on the site would be contrary to policy.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
HHH001	Land adjacent to County Primary School, Hodnet	The site is within the development boundary so the principle of development is accepted subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance, the site is located within a Conservation Area and its proximity to a Scheduled Monument, a Registered Park or Garden and one or more Listed Buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site has been proactively promoted throughout the Local Plan Review process and is proposed for allocation, alongside an additional parcel of land in the same ownership, within the draft Shropshire Local Plan (2016 - 2038).	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development. The site has been proactively promoted throughout the Local Plan Review process and is proposed for allocation, alongside an additional parcel of land in the same ownership, within the draft Shropshire Local Plan (2016 - 2038).	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
HHH003	Divisional Surveyors Office & Depot, Hearne Lane, Hodnet	The site is within the development boundary so the principle of development is accepted subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance, the site is located within a Conservation Area and its proximity to a Scheduled Monument, a Registered Park or Garden and one or more Listed Buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Summary	Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			2023/24	2024/25	2025/26	2026/27	2027/28		Total
LUD005	21 New Street, Ludlow	The site is considered suitable; likely to become available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						5	0
LUD022	Morris Bufton Galdeford, Ludlow	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is currently suitable for development as it is located within the development boundary where the principle of development is accepted subject to management of any physical, heritage and environmental constraints. These include the implications of any loss of employment; and the site's proximity to a SSSI, a Scheduled Monument, a Conservation Area and several Listed Buildings. Additionally, if the consent for a retail unit on part of the site is implemented, this will need to be excluded from the developable area.						0	41
ONY005	Land at the Quarry	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Particularly the fact the site is located within the AONB, site topography/stability, appropriate development size/design/layout and consideration of the settlement guideline. However, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such under this policy approach open market residential development on the site would be contrary to policy in the future.						3	0
HHH001	Land adjacent to County Primary School, Hodnet	The site is considered available, viable and achievable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is also suitable in principle for open market residential development as it is within the development boundary, subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. The site has been proactively promoted throughout the Local Plan Review process and is proposed for allocation, alongside an additional parcel of land in the same ownership, within the draft Shropshire Local Plan (2016 - 2038).						10	0
HHH003	Divisional Surveyors Office & Depot, Hearne Lane, Hodnet	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is also suitable in principle for open market residential development as it is within the development boundary, subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.						9	0



Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
MDR002	Car Sales Area, Salisbury Road, Market Drayton	The site is considered suitable for residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance there is a TPO adjacent to the site, therefore development is subject to an assessment of impact on the protected tree(s) on/in proximity of the site in order to demonstrate how they can be safeguarded. Thus, the site is considered suitable for development in relation to this matter, subject to these safeguarding measures being deemed acceptable. Additionally the site is located within proximity of one or more listed buildings, consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been the subject of either a withdrawn Planning Application for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
MDR003	Haulage Yard, Newcastle Road, Market Drayton	The site is considered suitable for open market residential development. Suitability is also subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 300m of a Conservation Area, accordingly the impact of any proposed development will need to be appropriately assessed and considered. Notwithstanding this there are few other constraints and the site is considered suitable for development.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
MDR004	Cricket Club, Betton Road, Market Drayton	The site falls within the development boundary of Market Drayton. As such it is a suitable location for residential development. Although the site is included within the cricket club open space, the site itself does not include any green space (it is a brownfield site) although it does include the club house, any development would therefore need to demonstrate that this facility is no longer required or include a replacement facility. Any development on the site would need to address any physical, heritage and environmental constraints present. For instance, the site is within 300m of a Conservation Area and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site was subject to a series of applications for residential development in 2006 and 2008. Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
MDR026	Pet Market, Shrewsbury Road, Market Drayton	The site is considered suitable for residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present.	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SKH001	Land at Rosehill Road, Stoke Heath	This brownfield site is located within proximity of an existing Community Hub, within Stoke Heath open market development will be delivered upon the allocated site together with limited infilling, groups of houses and conversions on suitable sites within Stoke Heath. This particular site has also been identified within the emerging Neighbourhood Plan as an appropriate location for residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Particularly contamination. Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development. Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken. Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site.
MUW001	Smithfield Works, Much Wenlock	Complies with current policy and is also a brownfield site. Within 500m of a SSSI so development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site boundary is also within 30m of a Tree Preservation Order. Development is subject to an assessment of impact on this protected tree in order to demonstrate how it can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Site is also within 300m of a Conservation Area and several Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Previously submitted for consideration within the SHLAA; SAMDev Plan; and the Much Wenlock Neighbourhood Plan. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Summary	Years 1-5: Forecasting at 31st March 2023					Total	Post Five Year Period
			2023/24	2024/25	2025/26	2026/27	2027/28		
MDR002	Car Sales Area, Salisbury Road, Market Drayton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	5
MDR003	Haulage Yard, Newcastle Road, Market Drayton	The site is considered suitable, likely to become available, achievable; and viable (subject to any further necessary viability assessment) and appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	7
MDR004	Cricket Club, Betton Road, Market Drayton	The site is considered suitable, available, achievable; and viable (subject to any further necessary viability assessment) and appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Suitability is subject to the development including a replacement club house facility or demonstrating that this facility is no longer required as although the site is included within the cricket club open space, the site itself does not include any green space (it is a brownfield site) only the club house. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	5
MDR026	Pet Market, Shrewsbury Road, Market Drayton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	5
SKH001	Land at Rosehill Road, Stoke Heath	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. This brownfield site is considered suitable (subject to appropriate management of any policy, physical, heritage and environmental constraints present); available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. The site has also been identified within the Stoke Upon Tern Neighbourhood Plan as an appropriate location for residential development. Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site. It is considered the remainder of the site has capacity for 14 dwellings, as assumed within the Shropshire housing land supply assessment.						14	0
MUW001	Smithfield Works, Much Wenlock	The site is considered suitable; likely to become available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate assessment and management of impact on heritage and environmental constraints in proximity (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	17



Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
KCK001	The Old Post Office, Knockin	The site is located within the development boundary for Knockin. As such development by infilling and conversions of buildings may be acceptable subject to material considerations. Knockin also represents a proposed Community Hub. Material considerations include suitable consideration and management of any physical, heritage and environmental constraints. For instance the ability of the current access to serve the redevelopment of the site is subject to highway approval. The site is within a conservation area and in proximity of a number of listed buildings and a scheduled monument, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW002	Health Centre/ Adult Training Centre, Victoria Rd, Oswestry	Suitable location subject to appropriate design and necessary assessments. Specifically the site is located within proximity of a scheduled monument, conservation area and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW005	Roy Evans Garage, Oak Street, Oswestry	The site is in a suitable location for residential development, subject to appropriate assessment and management of physical, heritage and environmental factors. Specifically, the site is located within a conservation area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of a scheduled monument; one or more listed buildings; and a registered park/garden, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has previously been submitted for inclusion within the SHLAA. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW043	Welsh Border Meats, Willow Street, Oswestry	The site is located on the edge of the town centre within the Oswestry development boundary. The surrounding area contains a mix of uses including many residential properties. As such it is an appropriate location for residential development. The site is within proximity of one or more listed buildings; a conservation area; a scheduled monument; and a registered park and garden. Development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW045	Autocare, King Street, Oswestry	This brownfield site is suitable for development, subject to assessment and management of identified constraints. Specifically the site is located within a conservation area. Therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of one or more listed buildings and a scheduled monument. Development is therefore subject to an assessment of impact on the significance of the setting of this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in proximity of a wildlife site. Development is subject to an assessment of the impact on this locally designated site.. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been the subject of a series of lapsed Planning Permissions for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW051	Weston Lane, Oswestry	The site is located within the Oswestry development boundary adjacent to sites allocated for housing development. Therefore open market residential development on the site is likely to be appropriate. However, the ability to provide an appropriate access into the site is subject to highway approval. Furthermore, the site is within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Summary	Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			2023/24	2024/25	2025/26	2026/27	2027/28		Total
KCK001	The Old Post Office, Knockin	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is by infilling and conversions of buildings, subject to material considerations; appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. For instance the site is located within a conservation area. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						6	0
OSW002	Health Centre/ Adult Training Centre, Victoria Rd, Oswestry	The site is considered suitable; achievable; and viable (subject to any further necessary viability assessment) for residential development. The site is considered to be not currently available, but is likely to become so. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	22
OSW005	Roy Evans Garage, Oak Street, Oswestry	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	5
OSW043	Welsh Border Meats, Willow Street, Oswestry	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	5
OSW045	Autocare, King Street, Oswestry	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the sites location within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	5
OSW051	Weston Lane, Oswestry	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Specifically, the ability to provide an appropriate access into the site is subject to highway approval. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	10

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
PYC002	Penylan, Penygarreg Lane, Pant	Brownfield site within development boundary so suitable in principle, subject to material considerations. Material considerations include any physical, environmental or heritage constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site.. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	The site has been the subject of a lapsed Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	Site is considered suitable for open market residential development. Suitability is subject to material considerations and suitable management of any physical, heritage or environmental considerations. For instance the site is within 300m of several grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site has been proactively promoted throughout the Local Plan Review process and is proposed for allocation within the draft Shropshire Local Plan (2016 - 2038).	The site has been the subject of a lapsed Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development. The site has been proactively promoted throughout the Local Plan Review process and is proposed for allocation within the draft Shropshire Local Plan (2016 - 2038).	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken. The site has been proactively promoted throughout the Local Plan Review process and is proposed for allocation within the draft Shropshire Local Plan (2016 - 2038).
SMH002	Darjeeling, School Lane, St Martins	Brownfield site within development boundary. Therefore the site is considered suitable in principle for residential development. Suitability is subject to appropriate management of any physical, heritage or environmental constraints present. For instance comments will be required from highway department regarding highway access. Planning Permissions (19/02458/FUL and 21/01012/FUL) granted for 2 dwellings and 1 dwelling (post 31st March 2022) respectively on parts of the site.	The site has been the subject of a lapsed Planning Application for a relevant use (granted 2011). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future. Planning Permissions (19/02458/FUL and 21/01012/FUL) granted for 2 dwellings and 1 dwelling (post 31st March 2022) respectively on parts of the site.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken. Planning Permission (19/02458/FUL) granted for 2 dwellings on part of the site.
SHF004	Land to the rear of Jaspers, Shrewsbury Road, Shifnal	The site is located on the edge of the town centre of Shifnal, within its development boundary. As such it is a suitable location for open market residential development. However, this excludes a small portion of the site, along its eastern boundary which is located within flood zones 2 and/or 3. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is located within a conservation area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. Additionally the site is adjacent to a TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also in proximity of a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The ability to provide an appropriate access is subject to highway approval.	This site has previously been the subject of Planning Applications (most recently refused in 2005) for the demolition of existing buildings (beyond the identified site area) and erection of 28 dwellings. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHF016	St Peter's Youth Club, Bridgnorth Road, Shifnal	The site is located within the development boundary and a predominantly residential area therefore the principle of open market residential uses on the site is accepted. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is in proximity of a conservation area and several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is not currently available but will become so in the future; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHF021	West of Lamledge Lane and Shifnal College and North of Shifnal Industrial Estate, Shifnal	The site is located within the Shifnal development boundary. The eastern portion of the site is unallocated. The western portion of the site is allocated for employment uses and the preference would be for employment uses upon it, however it is recognised that the wider employment allocation has been granted Planning Permission for a mixed residential and care home scheme, therefore open market residential uses on this component of the site is also likely to be appropriate. The ability to provide an appropriate access is subject to highway approval.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Summary	Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			2023/24	2024/25	2025/26	2026/27	2027/28		Total
PYC002	Penylan, Penygarreg Lane, Pant	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	5
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to material considerations and appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site has been proactively promoted throughout the Local Plan Review process and is proposed for allocation within the draft Shropshire Local Plan (2016 - 2038).						0	65
SMH002	Darjeeling, School Lane, St Martins	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Planning Permissions (19/02458/FUL and 21/01012/FUL) granted for 2 dwellings and 1 dwelling respectively on parts of the site. These Planning Permissions have been reflected when identifying the potential remaining capacity of the site as included within the Shropshire five year housing land supply.						5	0
SHF004	Land to the rear of Jaspers, Shrewsbury Road, Shifnal	The site is considered likely to become available, viable and achievable. Where necessary, this will be informed by further discussions with landowners and/or their representatives; and any further necessary viability assessment work. The site is however considered suitable for residential development (excluding the small portion of the site located within flood zones 2 and/or 3), subject to assessment and management of the physical; environmental; or heritage constraints. Such as the ability to access the site and its location within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	5
SHF016	St Peter's Youth Club, Bridgnorth Road, Shifnal	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	12
SHF021	West of Lamledge Lane and Shifnal College and North of Shifnal Industrial Estate, Shifnal	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment.						0	6



Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
SHF027	Garage off Bradford Street, Shifnal	The site is located within the Shifnal development boundary and its frontage is within the town centre. As a result there would be an expectation that ground floor uses may be more appropriate for retail and town centre uses. Open market residential uses on upper floors would be supported. The site does have potential for open market residential on the ground floor subject to demonstration of compliance with current policy (that residential uses on the ground floor would support the regeneration of the town centre) or long term potential subject to appropriate policy changes. Suitability is also subject to and management of any physical, heritage and environmental constraints. For instance as a former garage site investigation and remediation or any contamination would be required. The site is within proximity of a conservation area and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHF028	27 Shrewsbury Road, adjacent to St Mary's Church, Shifnal	The site is located within the Shifnal development boundary and near the town centre, therefore the site is suitable for open market residential development subject to appropriate management of any physical, heritage and environmental constraints. For instance the ability to access the site is subject to highway approval. The site is located within a conservation area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The buildings fronting onto Shrewsbury Road may have heritage value.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
BNP014	Newtown Garage, Baschurch	Site is suitable for residential development subject to brownfield remediation issues and any site contamination as a result of previous use history. The site is also contains part of a Conservation Area. Therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also within 300m of a Listed Building. Development is subject to an assessment of impact on the significance of the setting of the listed building where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Site has previous permissions for residential development in 2011 and 2007 both now lapsed. The site has been the subject of a lapsed Planning Application for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHR011	Land at the Elms, Belvidere, Shrewsbury	As a part brownfield and part greenfield site within the development boundary, the site is considered suitable in principle for open market residential development. However, suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the need to provide an alternative location for the Scout Group. The ability to provide an appropriate access into the site is subject to highway approval. The site is within proximity of 'The Elms' Grade 2 Listed Building and a Conservation Area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site also contains and is in proximity to TPO's, therefore development is subject to an assessment of impact on the protected tree(s) on/in proximity of the site in order to demonstrate how they can be safeguarded.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied by a Scout Group with 25 yr. lease so site will only become available during this time if an alternative location can be found for them (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHR014	Site at New Zealand House, Abbey Foregate, Shrewsbury	The portion of the site located within flood zones 2 and/or 3 is unsuitable for development. This portion of site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site is suitable for development subject to appropriate management of any physical, heritage and environmental constraints present. For instance the suitability of the access to serve the redevelopment of the site is subject to highway approval. The site is located within a Conservation Area and adjacent to a Grade 2 listed building, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. Furthermore, the site contains and is within proximity of TPO's. Consequently development is subject to an assessment of impact on the protected tree(s) on/in proximity of the site in order to demonstrate how they can be safeguarded. The site is also within 100m of a Local Nature Reserve so development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHR015	Land at Whitehall, Shrewsbury	Site is located in a longstanding established residential area and would be suitable for open market residential development subject to assessment and management of physical, environmental and/or heritage constraints. For instance the site contains and is in proximity of a listed buildings; it is also located in a conservation area; and proximity of a scheduled monument, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	Site is currently occupied as a medical / office facility with associated car parking. However, the site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Summary	Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			2023/24	2024/25	2025/26	2026/27	2027/28		Total
SHF027	Garage off Bradford Street, Shifnal	The site is considered suitable, available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development above the ground floor is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Suitability of open market residential development on the ground floor is also subject to demonstration that this would support the regeneration of the town centre. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	7
SHF028	27 Shrewsbury Road, adjacent to St Mary's Church, Shifnal	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site is located within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	5
BNP014	Newtown Garage, Baschurch	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically part of the site is within a Conservation Area and the site is within 300m of one or more Listed Buildings. If the assessment shows no adverse effect or suitable mitigation were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	7
SHR011	Land at the Elms, Belvidere, Shrewsbury	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically TPO's on site, impact on Grade 2 Listed Building 'The Elms' and satisfactory access. If suitable mitigation of the identified constraints were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	15
SHR014	Site at New Zealand House, Abbey Foregate, Shrewsbury	The site is considered viable and achievable (subject to any further necessary viability assessment). It is not currently considered to be available, but is it considered that it is likely to become available in the future. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The element of the site located outside flood zones 2 and/or 3 is considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically heritage assets and satisfactory access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. The element of the site located in flood zones 2 and/or 3 would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	14
SHR015	Land at Whitehall, Shrewsbury	The site is considered likely to become available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site contains listed buildings, is located in a conservation area and proximity of other heritage assets. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	30



Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
SHR165	Land to north-west of Hazeldine Way, Shrewsbury	Greenfield site within development boundary, so no in principle restrictions. However, approximately 66% of the site is located within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may be suitable for development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval. Suitability is also subject to appropriate management of any physical, heritage and environmental constraints present. For instance, the site is adjacent to Reabrook Valley Local Nature Reserve, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is also in proximity of a conservation area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHR211	Land at Hollydene, Shrewsbury	The site is located within the development boundary. Therefore open market residential development is suitable in principle. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access is subject to highway approval. The site is in proximity to trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHR217	The Pitch and Putt, Shrewsbury	Planning Permission (22/03877/FUL) granted for a mixed use development on the site, this includes an 80 bedroom residential care home.	Planning Permission (22/03877/FUL) granted for a mixed use development on the site, this includes an 80 bedroom residential care home.	Planning Permission (22/03877/FUL) granted for a mixed use development on the site, this includes an 80 bedroom residential care home.
WEM018	Land behind 18-34 Aston Road, Wem	Suitable location subject to appropriate design and management of the physical, heritage and environmental constraints present. For instance the ability to provide an appropriate access to and into the site is subject to highway approval. Access to services and facilities in the town may be constrained by highway and traffic issues associated with the rail crossing, this will require due consideration. The site is within proximity of a conservation Area and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
WHT005	Land at Sherrymill Hill, Whitchurch	The site is located within the development boundary, and so residential development is in line with policy. However, approximately 40% of the site is located within flood zone 2, therefore this part of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site is considered suitable for development, subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 250m of a Wildlife Site, and so development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 30m of multiple Veteran Trees/ trees protected by a Tree Preservation Order. Development is subject to an assessment of impact on these protected trees in order to demonstrate how they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 300m of a Conservation Zone. Development is subject to an assessment of impact on the significance of the setting of this heritage asset. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

Appendix G: Sites from the Strategic Land Availability Assessment (SLAA)

SLAA Site Reference	Address	Summary	Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
			2023/24	2024/25	2025/26	2026/27	2027/28		Total
SHR165	Land to north-west of Hazeldine Way, Shrewsbury	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Approximately 66% of the site is located within flood zone 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site may be suitable for development subject to confirmation of the ability to provide an appropriate access to and into the site (which is currently unclear), any proposed access is subject to highway approval. Suitability is also subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment.						0	10
SHR211	Land at Hollydene, Shrewsbury	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						5	9
SHR217	The Pitch and Putt, Shrewsbury	Planning Permission (22/03877/FUL) granted for a mixed use development on the site, this includes an 80 bedroom residential care home. The ratio applied to communal accommodation will be based on the national average number of adults in all households, with a ratio of 1.8. 80/1.8 = 44 dwellings.						44	0
WEM018	Land behind 18-34 Aston Road, Wem	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	38
WHT005	Land at Sherrymill Hill, Whitchurch	The site is considered available, viable and achievable (subject to any further necessary viability assessment). The site is located within the development boundary, and so residential development is in line with policy. However, approximately 40% of the site is located within flood zone 2, therefore this part of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site is considered suitable for development, subject to appropriate management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0	9

**Total Years 1-5: 138**  
**10% Allowance Years 1-5: 14**  
**Total After 10% Allowance: 124**

## **Appendix H. Affordable Housing Sites Including Those Seeking Homes England (HE) Funding**

Site Details			Deliverability	Capacity			Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
Reference	Address	Proposal		Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28		Total
<b>Groton Farm Road, Marton</b>	Groton Farm Road, Marton	Formation of 10 dwellings.	Planning Application (23/02145/FUL) pending decision with a resolution to grant consent subject to S106 agreement.	10	0	10						10	0
<b>North West Of Pleasant View, Rowley</b>	North West Of Pleasant View, Rowley	Formation of 2 dwellings.	Planning Application (22/04011/OUT) granted post 31st March 2023.	2	0	2						2	0
<b>Ashford Bank, Claverley</b>	Ashford Bank, Claverley	Formation of 12 dwellings.	Planning Permission (23/00967/FUL) granted post 31st March 2023.	12	0	12						12	0
<b>Bull Ring, Claverley</b>	Bull Ring (Phase 2), Claverley	Formation of 4 dwellings.	Planning Application (22/05723/FUL) pending decision subject to S106 legal agreement.	4	0	4						4	0
<b>Meadowbrook Close, Alveley</b>	Land off Meadowbrook Close, Alveley	Formation of 9 dwellings.	Extension of an existing approved site (Planning Permission 18/03172/FUL). Scheme currently being worked up.	9	0	9						9	0
<b>Ditton Priors CLT</b>	Ditton Priors CLT	Formation of 20 dwellings.	Scheme now worked up. Planning Application to be submitted shortly.	20	0	20						20	0
<b>Crosmere Cockshutt</b>	Crosmere, Cockshutt	Formation of 1 bungalow.	Planning Permission (23/03103/OUT) granted post 31st March 2023.	1	0	1						1	0
<b>North of Hazelwells Road, Highley</b>	North of Hazelwells Road, Highley	Formation of 24 dwellings.	Scheme now worked up. Planning Application to be submitted shortly.	24	0	24						24	0
<b>Sutton Upon Tern CLT</b>	Sutton Upon Tern CLT	Formation of 8 dwellings.	Steering group formed and work is progressing.	8	0	8						8	0
<b>Albert Park Rd, Shrewsbury</b>	Albert Park Rd, Shrewsbury	Formation of 12 dwellings and 14 apartments.	Planning Application (20/05217/FUL) granted post 31st March 2023.	26	0	26						26	0
<b>West of Merrington Road, Bomere Heath</b>	West of Merrington Road, Bomere Heath	Formation of 20 dwellings.	Planning Application (23/02934/FUL) pending consideration.	20	0	20						20	0
<b>Weston Court, Featherbed Lane, Shrewsbury</b>	Featherbed Lane, Shrewsbury	Formation of 5 supported living apartments following demolition of 2 flats.	Scheme being worked up. Planning Application to be submitted shortly.	3	0	3						3	0
<b>William Farr House, Shrewsbury</b>	William Farr House, Shrewsbury	Formation of 68 apartments and 10 bungalows.	Planning Application (23/03843/FUL) pending consideration.	78	0	78						78	0
<b>Adjacent to Professional Centre, Wem</b>	Land adjacent to the Professional Centre, Wem	Formation of 5 dwellings.	New scheme now being worked up following the withdrawal of Planning Application 23/03442/FUL. A new Planning Application to be submitted shortly.	5	0	5						5	0
<b>Edinburgh House, Wem</b>	Edinburgh House, Wem	Formation of 28 dwellings and office space.	Planning Permission (23/00873/FUL) granted at appeal post 31st March 2023.	28	0	28						28	0
<b>Myddle CLT</b>	Godings Lane, Harmer Hill, Myddle CLT	Formation of 10 dwellings.	Steering group formed and Planning Application being worked up to be submitted shortly.	10	0	10						10	0
<b>Sandhurst Meadows, Shrewsbury</b>	Sandhurst Meadows, Shrewsbury	Formation of 14 dwellings and a community facility.	Scheme being worked up with Planning Application expected in 2023.	14	0	14						14	0

**Total Years 1-5: 274**  
**10% Allowance Years 1-5: 27**  
**Total After 10% Allowance: 247**

## **Appendix I. Windfall Sites**

Appendix I: Windfall Sites

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Small Sites Windfall Allowance				299	299	598



## **Appendix J. Lapsed Permissions**

Reference	Address	Suitability	Availability	Achievability	Viability
18/04532/FUL	Cape Of Good Hope, Billingsley, Bridgnorth, Shropshire, WV16 6PG	Application previously approved on the site (18/04532/FUL). Brownfield site.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
13/02623/FUL	Land At Broseley Social Club, Bank House, High Street, Broseley, Shropshire, TF12 5EZ	Application previously approved on the site (13/02623/FUL). Brownfield site within the settlement boundary.	Site is currently in use, however it has been represented through the Planning Application process. Site is considered deliverable in the medium to long term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
10/01319/FUL	Land At 1 Pinkham, Cleobury Mortimer	Application previously approved on the site (10/01319/FUL)	Site is currently in use, however it has been represented through the Planning Application process. Site is considered deliverable in the medium to long term.	Site is considered achievable and likely to be delivered in the long term.	No major viability issues noted to date.
11/02801/OUT	Land at Wilton Lodge, Clun Road, Craven Arms	Application previously approved on the site (11/02801/OUT). Site within the settlement boundary.	Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
11/04589/EIA	Wharf Road, Ellesmere, Shropshire	Application previously approved on the site (11/04589/EIA). Much of the development was implemented. However phases of the development, including an extra care facility and some housing were not implemented. Site within the settlement boundary. Full Planning Permission (20/04019/FUL) was granted for 23 dwellings on part of the site and another Full Planning Application (22/01547/FUL) for 66 dwellings on the remainder of the site was refused due to issues with parking.	Application previously approved on the site (11/04589/EIA). Much of the development was implemented. However phases of the development, including an extra care facility and some housing were not implemented. Site within the settlement boundary. Full Planning Permission (20/04019/FUL) was granted for 23 dwellings on part of the site and another Full Planning Application (22/01547/FUL) for 66 dwellings on the remainder of the site was refused due to issues with parking.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
16/04032/FUL	9 Tower Street, Ludlow, SY8 1RL	Application previously approved on the site (16/04032/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
10/00968/FUL	Phoenix Garage, Great Hales Street, Market Drayton	Brownfield site within the settlement boundary. Application previously approved on the site (10/00968/FUL). More recent Planning Applications have been submitted -13/01162/FUL was withdrawn, but was at that time recommended for approval. -22/01176/FUL was refused for a number of reasons including lack of information, overdevelopment of the site and lack of open space. A planning appeal is currently in progress. It is considered that a suitable and viable scheme can be identified for the site.	The site is understood to remain available for development. Recent planning activity supports this position.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
10/01264/FUL	The Stables, Prospect Road, Market Drayton	Application previously approved on the site (10/01264/FUL). Site within the settlement boundary. Part brownfield part greenfield.	The site is understood to remain available for development.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.

Reference	Address	Summary	Approximate Capacity	Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
				2023/24	2024/25	2025/26	2026/27	2027/28		Total
<b>18/04532/FUL</b>	Cape Of Good Hope, Billingsley, Bridgnorth, Shropshire, WV16 6PG	Previously approved application for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						0	5
<b>13/02623/FUL</b>	Land At Broseley Social Club, Bank House, High Street, Broseley, Shropshire, TF12 5EZ	Application previously approved on the site (13/02623/FUL). Brownfield site within the settlement boundary.	6						0	6
<b>10/01319/FUL</b>	Land At 1 Pinkham, Cleobury Mortimer	Application previously approved on the site (10/01319/FUL)	9						0	9
<b>11/02801/OUT</b>	Land at Wilton Lodge, Clun Road, Craven Arms	Previously approved application for 10 dwellings.	10						0	10
<b>11/04589/EIA</b>	Wharf Road, Ellesmere, Shropshire	Application previously approved on the site (11/04589/EIA). Much of the development was implemented. However phases of the development, including an extra care facility and some housing were not implemented. Site within the settlement boundary. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term. (20/04019/FUL) was granted for 23 dwellings on part of the site. Full Planning Application (22/01547/FUL) for 66 dwellings on the remainder of the site was refused due to issues with parking. It is considered that a deliverable scheme can be advanced on the site.	50						0	50
<b>16/04032/FUL</b>	9 Tower Street, Ludlow, SY8 1RL	Previously approved application for 10 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	10						0	10
<b>10/00968/FUL</b>	Phoenix Garage, Great Hales Street, Market Drayton	Previously approved application for 14 dwellings. The site is likely to come forward in the longer term.	14						0	14
<b>10/01264/FUL</b>	The Stables, Prospect Road, Market Drayton	Previously approved application for 6 dwellings. Part brownfield part greenfield site.	6						0	6

Reference	Address	Suitability	Availability	Achievability	Viability
10/04004/OUT	Land adjacent to St Marys Croft, Berrisford Road, Market Drayton	Application previously approved on the site (10/04004/OUT). Site located within the settlement boundary.	The site is an undeveloped parcel of land within the settlement boundary which has previously been used for grazing of cattle but is currently vacant. Subject to the the development of an appropriate and viable scheme, the site would be available.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
11/00983/FUL	6 St Marys Street, Market Drayton	Application previously approved on the site (11/00983/FUL). Brownfield site within the settlement boundary. Existing building remains vacant.	Site was previously used by the Citizen Advice Bureau. The site is currently vacant. Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
13/03051/FUL	117 Cheshire Street, Market Drayton, Shropshire, TF9 1AE	Application previously approved on the site (13/03051/FUL). Site located within the development boundary.	Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
15/03221/REM	Storage Land At Station Yard, Pipe Gate, Market Drayton, Shropshire	Application previously approved on the site (15/03221/REM). Site within the settlement boundary.	Known interest in developing the site including a NMA to the lapsed consent in 2021. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward.
19/01639/FUL	Vicon Works, Milton Drive, Market Drayton, Shropshire, TF9 3SP	Hybrid Planning Permission previously approved on the site (19/01639/FUL). Brownfield site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
10/04555/FUL	Hall Farm, Lutwyche, Much Wenlock	Application previously approved on the site (10/04555/FUL). Development involves the conversion of existing barns.	Site currently used for agricultural purposes. Likely to be available in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
13/04841/FUL	The Uplands, Shifnal, Shropshire, TF11 9HA	Application previously approved on the site (13/04841/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
11/01476/FUL	Oakshall Farm, Plealey, Shrewsbury	Application previously approved on the site (11/01476/FUL). Barn conversion.	Building Control Application submitted and an approved inspector has been appointed (12/02280/DOMFPC). Application may still be extant.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
11/02325/FUL	Land at 1 Forge Way, Dorrington, Shrewsbury	Application previously approved on the site (11/02325/FUL). Brownfield site within the settlement boundary.	The site is currently in commercial use. However, the has been interest in bringing the site forward for residential development in the past. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
13/00022/OUT	Bromfield, 66 Spring Gardens, Shrewsbury, Shropshire, SY1 2TE	Application previously approved on the site (13/00022/OUT). Site within the settlement boundary.	Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
14/04383/FUL	Princess House, The Square, Shrewsbury, Shropshire	Application previously approved on the site (14/04383/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.

Reference	Address	Summary	Approximate Capacity	Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
				2023/24	2024/25	2025/26	2026/27	2027/28		Total
10/04004/OUT	Land adjacent to St Marys Croft, Berrisford Road, Market Drayton	Previously approved application for 6 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6
11/00983/FUL	6 St Marys Street, Market Drayton	Previously approved application for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						0	5
13/03051/FUL	117 Cheshire Street, Market Drayton, Shropshire, TF9 1AE	Previously approved application for 6 dwellings. Known interest in developing the site. Likely in the longer term.	6						0	6
15/03221/REM	Storage Land At Station Yard, Pipe Gate, Market Drayton, Shropshire	Previously approved application for 11 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward.	11						0	11
19/01639/FUL	Vicon Works, Milton Drive, Market Drayton, Shropshire, TF9 3SP	A Hybrid Planning Permission previously approved on the site for a food store (full) and care facility (outline). The food store has been implemented. A Reserved Matters Planning Application was not submitted for the care facility, but it is understood that their remains developer interest in bringing forward the site. The ratio applied to communal accommodation will be based on the national average number of adults in all households, with a ratio of 1.8. $70/1.8 = 39$ .	39						0	39
10/04555/FUL	Hall Farm, Lutwyche, Much Wenlock	Previously approved application for 6 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6
13/04841/FUL	The Uplands, Shifnal, Shropshire, TF11 9HA	Previously approved application for 29 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	29						0	29
11/01476/FUL	Oakshall Farm, Plealey, Shrewsbury	Previously approved application for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						0	5
11/02325/FUL	Land at 1 Forge Way, Dorrington, Shrewsbury	Previously approved application for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						0	5
13/00022/OUT	Bromfield, 66 Spring Gardens, Shrewsbury, Shropshire, SY1 2TE	Application previously approved on the site (13/00022/OUT). Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	9						0	9
14/04383/FUL	Princess House, The Square, Shrewsbury, Shropshire	Previously approved application for 50 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	50						0	50

Reference	Address	Suitability	Availability	Achievability	Viability
<b>17/02809/OUT</b>	H M Prison, The Dana, Shrewsbury, Shropshire, SY1 2HR	Outline Planning Permission (17/02809/OUT) previously approved on the site.	Part of the site is now in a separate ownership and they have submitted a retrospective Planning Application (22/05428/COU) to change the use of the former Prison (Class C2A) to Sui Genesis, to allow the site to be used as a bespoke visitor and leisure attraction, including ancillary accommodation. It is understood that the remainder of the site remains in the same ownership and that the owner is intending to pursue development on this component of the site. This part of the site corresponds with the following components of the development previously approved within Planning Application 17/02809/OUT: New Build A (10 dwellings and office space), New Build C (30 dwellings and parking at ground level), an area of parking and the proposed Gymnasium.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
<b>18/03206/FUL</b>	Car Park, The Dana, Shrewsbury, Shropshire	Application previously approved on the site (18/03206/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. It is understood that the landowner has retained this component of the wider site for redevelopment.	Site is considered achievable and likely to be delivered in the medium term.	No major viability issues noted to date.
<b>11/03574/FUL</b>	Heath House Fam, Stanton Upon Hine Heath, Shrewsbury	Application previously approved on the site (11/03574/FUL). Barn conversion scheme.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
<b>14/01530/REM</b>	67 Aston Street, Wem, Shropshire, SY4 5AU	Application previously approved on the site (14/01530/REM). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.



Reference	Address	Summary	Approximate Capacity	Years 1-5: Forecasting at 31st March 2023					Post Five Year Period	
				2023/24	2024/25	2025/26	2026/27	2027/28		Total
<b>17/02809/OUT</b>	H M Prison, The Dana, Shrewsbury, Shropshire, SY1 2HR	Outline Planning Permission (17/02809/OUT) previously approved on the site. Part of the site is now in a separate ownership and they have submitted a retrospective Planning Application (22/05428/COU) to change the use of the former Prison (Class C2A) to Sui Genesis, to allow the site to be used as a bespoke visitor and leisure attraction, including ancillary accommodation. It is understood that the remainder of the site remains in the same ownership and that the owner is intending to pursue development on this component of the site. This part of the site corresponds with the following components of the development previously approved within Planning Application 17/02809/OUT: New Build A (10 dwellings and office space), New Build C (30 dwellings and parking at ground level), an area of parking and the proposed Gymnasium. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	40						0	40
<b>18/03206/FUL</b>	Car Park, The Dana, Shrewsbury, Shropshire	Application previously approved on the site (18/03206/FUL). It is understood that the landowner has retained this component of the wider site for redevelopment.	9						0	9
<b>11/03574/FUL</b>	Heath House Fam, Stanton Upon Hine Heath, Shrewsbury	Previously approved application for 6 dwellings. Barn conversion scheme. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6
<b>14/01530/REM</b>	67 Aston Street, Wem, Shropshire, SY4 5AU	Previously approved application for 6 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6

**Total Years 1-5: 0**  
**10% Allowance Years 1-5: 0**  
**Total After 10% Allowance: 0**