

Shropshire Council

Five Year Housing Land Supply Statement

Data to: 31st March 2024

Published:



CONTENTS

| | |
|---|-----------|
| 1. Executive Summary | 3 |
| Introduction | 3 |
| Housing Land Need and Requirement | 3 |
| Adjustments to Housing Land Need and Requirement | 4 |
| Housing Land Supply | 5 |
| Calculation: Local Housing Need and Housing Land Supply | 6 |
| Conclusion: Housing Need and Housing Land Supply | 7 |
| 2. Introduction | 9 |
| 3. Housing Land Need and Requirement | 10 |
| Baseline for the Assessment | 10 |
| Identification of the Housing Land Requirement | 10 |
| Identification of Local Housing Need | 10 |
| 4. Housing Delivery | 12 |
| Adjustments to Housing Land Need and Requirement | 12 |
| Adjustments Required in Response to Past Shortfalls | 12 |
| Adjustments Required to Provide a 'Buffer' to the Supply | 15 |
| 5. Housing Land Supply | 17 |
| Introduction | 17 |
| Definition of a Dwelling | 17 |
| Deliverable Sites | 21 |
| Build Rates and Lead-in Times | 23 |
| Sites with Planning Permission at 31 st March 2024 (Appendices A and B) | 27 |
| Sites with a Prior Approval decision at 31 st March 2024 (Appendix C) | 28 |
| Sites with a 'resolution to grant' Planning Permission at 31 st March 2024 (Appendix D) | 29 |
| Sites allocated for development within the Development Plan (Appendix E) | 30 |
| Selected sites proposed for allocation for development within the draft Shropshire Local Plan (Appendix F) | 35 |
| Sites from the Strategic Land Availability Assessment (SLAA) (Appendix G) | 36 |
| Affordable Housing Sites Including Homes England (HE) Funded Sites (Appendix H) | 37 |
| Windfall Sites (Appendix I) | 39 |
| Lapsed Planning Permission (Appendix J) | 41 |

| | | |
|-----------------|---|-----------|
| 6. | Calculation: Five Year Housing Land Need and Supply..... | 42 |
| | Shropshire Five Year Housing Land Need..... | 42 |
| | Shropshire Five Year Housing Land Supply..... | 42 |
| 7. | Conclusion: Housing Requirement and Housing Land Supply..... | 45 |
| Annex 1. | Housing Commitments & Completions | 47 |

Appendices:

Appendix A. Sites with Planning Permission at 31st March 2024

Appendix B. Deliverability of Sites for Major Development with Outline Planning Permission at 31st March 2024

Appendix C. Sites with a Prior Approval decision at 31st March 2024

Appendix D. Sites with a 'resolution to grant' Planning Permission at 31st March 2024

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

Appendix F. Sites proposed for allocation for development within the draft Shropshire Local Plan

Appendix G. Strategic Land Availability Assessment (SLAA)

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

Appendix I. Windfall Sites

Appendix J. Lapsed Permissions

1. Executive Summary

Introduction

- 1.1. In late 2024, Government introduced an updated National Planning Policy Framework (NPPF) and new 'standard methodology' for assessing local housing need¹. This new 'standard methodology' results in a significant uplift to housing need in many parts of the Country, including Shropshire.
- 1.2. The NPPF specifies Local Planning Authorities are required to identify and annually review their housing land supply.²
- 1.3. The purpose of this process is to assess whether sufficient deliverable sites are available in a Local Planning Authority area to allow for provision of five years' worth of housing (plus an appropriate buffer), based on the identified housing requirement set out in adopted strategic policies, or against local housing need where strategic policies are more than five years old (unless policies have been reviewed and found up-to-date).
- 1.4. This document summarises the assessment for the five year period from **2024/25 to 2028/29**.
- 1.5. It has been undertaken using a cautious and robust methodology which is consistent with national policy and guidance.
- 1.6. **This assessment will be updated at least annually as further information becomes available regarding the delivery of housing sites in Shropshire.**

Housing Land Need and Requirement

- 1.7. The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and 'made' formal Neighbourhood Plans.
- 1.8. 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).
- 1.9. As the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, this assessment is undertaken in the context of the new 'standard methodology' for assessing local housing need.

¹MHCLG, (2024), NPPG, Housing and Economic Development Needs Assessments (ID2a), Paragraph 004

²MHCLG, (2024), NPPF – Paragraphs 78

- 1.10. This new 'standard methodology' identifies significant increases to local housing need across the Country, including in Shropshire. Specifically in Shropshire:
- a. The previous 'standard methodology' resulted in a local housing need for Shropshire of **1,070 dwellings per annum**.
 - b. The new 'standard methodology' results in a local housing need for Shropshire of **1,994 dwellings per annum**.

Adjustments to Housing Land Need and Requirement

- 1.11. Once the appropriate 'baseline' for assessing the five year housing land supply is identified, national policy and guidance stipulate two specific adjustments which need to be considered.
- 1.12. The first is an adjustment to account for any **past shortfall** in housing completions. National guidance³ specifies that where the 'baseline' for assessing the five year housing land supply is:
- a. The housing requirement in an adopted Development Plan, there is a general expectation that any past under-delivery in the plan period would be addressed within the next five year period, unless there is specific justification for an alternative approach.
 - b. Local housing need calculated using the new 'standard methodology', then past under-delivery is embedded within this assessment and as such no specific adjustment is required.
- 1.13. In this instance, the 'baseline' for assessing the five year housing land supply is local housing need calculated using the new 'standard methodology'. As such, consistent with national guidance, no adjustment is required to account for any past shortfall in housing completions.
- 1.14. The second is an adjustment to allow a **buffer** to create choice and competition in the market for land. The NPPF and accompanying guidance⁴ stipulate that this buffer (consisting of supply brought forward from later in the plan period) should be 5% unless there has been significant under delivery of housing over the previous three years, in which case it should be increased to 20%.
- 1.15. Latest Housing Delivery Test results⁵ indicate in Shropshire delivery has exceeded need. As such, in this instance a 5% buffer, equating to **499 dwellings**, is appropriate.

³ MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

⁴ MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 013

⁵ MHCLG, (2024), Housing Delivery Test, <https://gov.uk/government/collections/housing-delivery-test>

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...*".⁶
- 1.18. The methodology utilised for this assessment is documented within the main report of this statement.
- 1.19. In summary, this assessment concludes that deliverable dwellings in Shropshire are located on:
- a. Sites with extant Planning Permission: 31st March 2024.
 - b. Sites with extant Prior Approval: 31st March 2024.
 - c. Selected sites with 'resolution to grant' Planning Permission: 31st March 2024 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.
- *The Council's approach to the consideration of these sites is to be considered by Cabinet on the 12th February 2025. The number of dwellings considered deliverable within this draft assessment is therefore subject to the outcome of this consideration.*
- 1.20. To add further robustness to the assessment, the Council also apply 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 allocations within the draft Shropshire Local Plan; SLAA Sites; and emerging affordable housing sites will not be delivered in the five year period.

⁶ MHCLG, (2024), NPPF – Annex 2: Glossary

Calculation: Local Housing Need and Housing Land Supply

- 1.21. The new 'standard methodology' for assessing local housing need, applicable from the 12th December 2024, results in a local housing need for Shropshire of 1,994 dwellings per annum.
- 1.22. During the five year period from **2024/25 to 2028/29** this equates to a local housing need of **9,970 dwellings**.
- 1.23. No adjustment is required to account for any **past shortfall** in housing completions, as this is embedded within the new 'standard methodology' for assessing local housing need.
- 1.24. A specific adjustment is required to provide a **buffer** to create choice and competition in the market for land. This buffer is 5%, equating to **499 dwellings**.
- 1.25. Table 1 provides a summary of the calculation of the proposed five year housing land need:

Table 1: Summary of Five Year Housing Land Need

| Category | | Housing Land Need |
|---|--------------|-------------------|
| (A) 5 Year Requirement: | 2024/25 | 1,994 |
| | 2025/26 | 1,994 |
| | 2026/27 | 1,994 |
| | 2027/28 | 1,994 |
| | 2028/29 | 1,994 |
| | Total | 9,970 |
| (B) Under-Delivery: | | N/A |
| (C) Buffer (5%): | | 499 |
| (D) Total Requirement (A) + (B) + (C): | | 10,469 |

- 1.26. 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..."*⁷

⁷ MHCLG, (2024), NPPF – Annex 2: Glossary

1.27. Table 2 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, at the 1st April 2024:

Table 2: Summary of the Deliverable Housing Land Supply (at 1st April 2024)

| Category | Net Dwellings |
|--|---------------|
| (A) Dwellings on sites with Planning Permission* | 6,094 |
| (B) Dwellings on sites with Prior Approval* | 93 |
| (C) Dwellings on selected sites with a 'resolution to grant' Planning Permission* | 19 |
| (D) Dwellings on allocated sites estimated to be completed within 5 years* | 689 |
| (E) Dwellings on selected proposed allocated sites estimated to be completed within 5 Years* | 2,071 |
| (F) Dwellings on SLAA Sites deliverable within 5 years* | 133 |
| (G) Dwellings on emerging affordable housing sites deliverable within 5 years * | 205 |
| (H) Dwellings on windfall sites** | 598 |
| Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + H | 9,902 |

*A very cautious assumption that 10% of deliverable dwellings on sites: with Planning Permission; with Prior Approval; with 'resolution to grant' Planning Permission; allocated within the adopted Development Plan; proposed to be allocated 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 Need and Housing Land Supply

1.28. Table 3 brings together the five year housing land need and the results of the assessment of the housing land supply considered deliverable within the next five years in Shropshire, at 1st April 2024.

1.29. This assessment of the housing land requirement and housing land supply has been undertaken using a cautious and robust methodology consistent with national policy and guidance.

**Table 3: Comparison:
Five Year Housing Land Need & Five Year Housing Land Supply**

| | |
|--------------------------------|-------------|
| Total Need: | 10,469 |
| Total Supply: | 9,902 |
| Over / Under Provision: | -567 |
| Number of Years Supply: | 4.73 |

1.30. Table 3 demonstrates that despite identifying a very significant supply of deliverable housing land, Shropshire Council has concluded that on the basis of the new 'standard methodology' for assessing local housing need, it is unable to demonstrate a five year housing land supply. Specifically the Council considers that a **4.73 years' supply of deliverable housing land** exists in Shropshire.

1.31. Paragraph 11 of the NPPF specifies that in circumstances where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites, a 'presumption in favour of sustainable development' should apply. For decision taking, it specifies that this means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

1.32. Please Note: The sites within the various components of the five year housing land supply at 1st April 2024 are included in Appendices A-I of the Shropshire Council: Five Year Housing Land Supply Statement (2024).

2. Introduction

- 2.1. In late 2024, Government introduced an updated National Planning Policy Framework (NPPF) and new 'standard methodology' for assessing local housing need⁸. This new 'standard methodology' results in a significant uplift to housing need in many parts of the Country, including Shropshire.
- 2.2. The NPPF specifies Local Planning Authorities are required to identify and annually review their housing land supply.⁹ The purpose of this process is to assess whether sufficient deliverable sites are available in a Local Planning Authority area to allow for provision of five years' worth of housing (plus an appropriate buffer), based on the identified housing requirement set out in adopted strategic policies, or against local housing need where strategic policies are more than five years old (unless policies have been reviewed and found up-to-date).
- 2.3. This document summarises the assessment for the five year period from **2024/25 to 2028/29**. It has been undertaken using a cautious and robust methodology which is consistent with national policy and guidance. Data within this assessment is to the 31st March 2024, as such the base date for the assessment is 1st April 2024.
- 2.4. The statement comprises six main components, these are the:
 - a. Housing land need and requirement.
 - b. Housing delivery.
 - c. Components of the housing land supply.
 - d. Calculation: housing land need and housing land supply.
 - e. Conclusion: housing land need and housing land supply.
 - f. Schedules of sites included within the housing land supply.
- 2.5. In addition, a breakdown of the **housing commitments and completions by settlement with a residential development guideline in the adopted Development Plan** forms an Annexe to this report.
- 2.6. Within all aspects of this assessment, account has been taken of dwellings recorded as completed at the base date (1st April 2024) and residential units lost through development schemes, to produce a net figure.
- 2.7. *This assessment will be updated at least annually as further information becomes available regarding the delivery of housing sites in Shropshire.*
- 2.8. Please Note: A separate assessment of Gypsy and Traveller accommodation need & requirement is available on the Council website¹⁰.

⁸MHCLG, (2024), NPPG, Housing and Economic Development Needs Assessments (ID2a), Paragraph 004

⁹MHCLG, (2024), NPPF – Paragraphs 78

¹⁰Shropshire Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2019), <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

3. Housing Land Need and Requirement

Baseline for the Assessment

3.1. The NPPF specifies that when undertaking an assessment of housing land supply, it should be *"against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."*¹¹

Identification of the Housing Land Requirement

- 3.2. The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and '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.
- 3.5. As the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, this assessment is undertaken in the context of local housing need.

Identification of Local Housing Need

- 3.6. In late 2024, Government introduced a new 'standard methodology' for assessing local housing need¹². This new 'standard methodology' differs from the previous iteration in a number of significant ways. In particular:
- a. The 'baseline' is now existing dwelling stock rather than sub-national household projections. As such, the resultant 'need' is no longer linked to forecasts of population or household change.
 - b. An 'adjustment' mechanism in response to affordability ratios (difference between median house prices and median workplace-based earnings) is retained. However, the 'adjustment' is now:
 - i. Based on the five year average affordability ratio, rather than three year average affordability ratio.

¹¹MHCLG, (2024), NPPF – Paragraph 78

¹²MHCLG, (2024), NPPG, Housing and Economic Development Needs Assessments (ID2a), Paragraph 004

- ii. Occurs where ratios of greater than 5:1, rather than 4:1 are experienced.
 - iii. For every 1% above the identified ratio, the adjustment is 0.95% rather than 0.25%.
 - c. All caps have been removed.
- 3.7. This new 'standard methodology' identifies significant increases to local housing need across the Country, including in Shropshire. Specifically in Shropshire:
- a. The previous 'standard methodology' resulted in a local housing need for Shropshire of **1,070 dwellings per annum**.
 - b. The new 'standard methodology' results in a local housing need for Shropshire of **2,059 dwellings per annum**.

4. Housing Delivery

Adjustments to Housing Land Need and Requirement

- 4.1. Once the appropriate 'baseline' for assessing the five year housing land supply is identified, national policy and guidance stipulate two specific adjustments which need to be considered.
- 4.2. The first is an adjustment to account for any **past shortfall** in housing completions. National guidance¹³ specifies that where the 'baseline' for assessing the five year housing land supply is:
 - a. The housing requirement in an adopted Development Plan, there is a general expectation that any past under-delivery in the plan period would be addressed within the next five year period, unless there is specific justification for an alternative approach.
 - b. Local housing need calculated using the new 'standard methodology', then past under-delivery is embedded within this assessment and as such no specific adjustment is required.
- 4.3. The second is an adjustment to create a **buffer** to create choice and competition in the market for land. The NPPF and accompanying guidance¹⁴ stipulate that this buffer (consisting of supply brought forward from later in the plan period) should be 5% unless there has been significant under delivery of housing over the previous three years, in which case it should be increased to 20%.
- 4.4. The necessity and level of 'adjustment' required in response to each of these matters is therefore linked to housing delivery.

Adjustments Required in Response to Past Shortfalls

- 4.5. In this assessment, the 'baseline' for assessing the five year housing land supply is local housing need calculated using the new 'standard methodology'.
- 4.6. As such, consistent with national guidance, no adjustment is required to account for any past shortfall in housing completions.
- 4.7. However, the Council considers understanding performance against the housing requirement within the adopted Development Plan forms useful context when assessing housing land supply and delivery.

¹³ MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

¹⁴ MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 013

Housing Delivery in the Context of the Housing Requirement in the adopted Development Plan

4.8. 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.

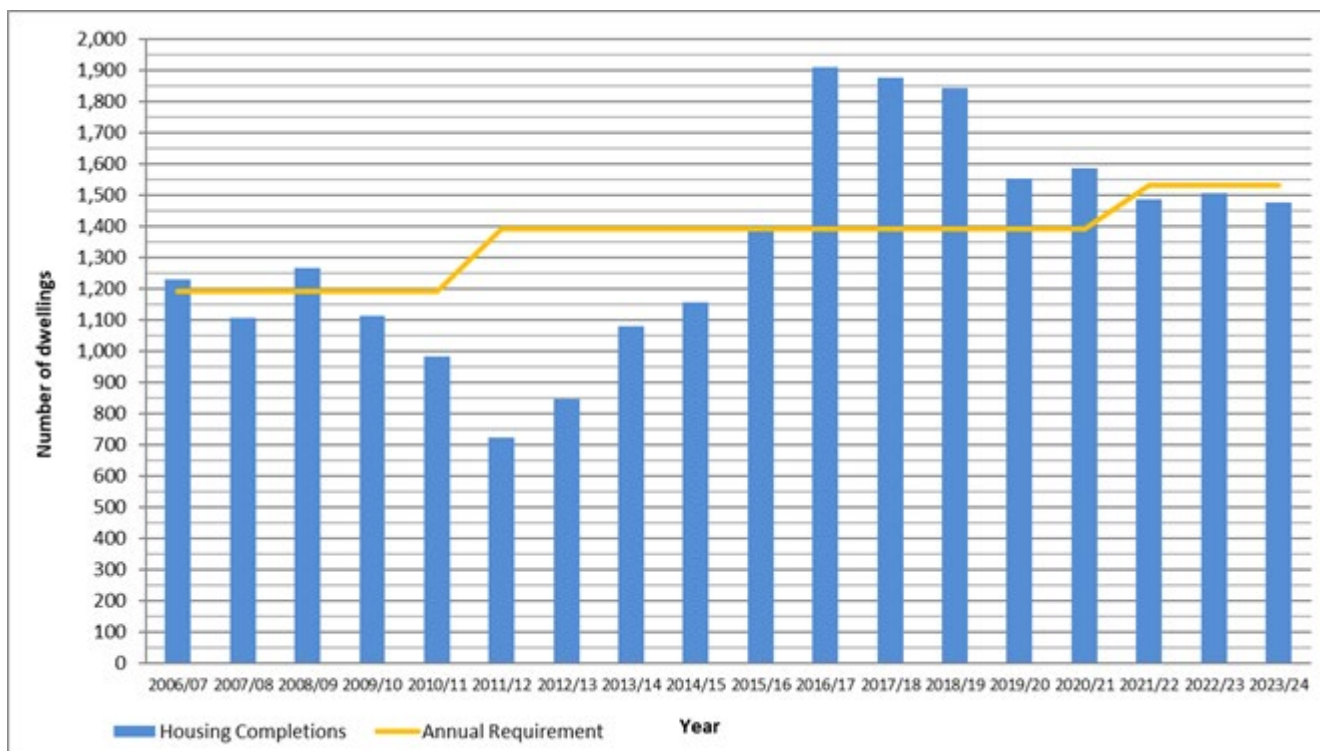
Table 4: Housing Requirement and Housing Completions in Shropshire (2006/07 - 2023/24)

| Financial Year | Annual Requirement ¹ | Housing Completions | Over provision / shortfall | Cumulative provision |
|----------------|---------------------------------|---------------------|----------------------------|----------------------|
| 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 |
| 2023/24 | 1,530 | 1,477 | -53 | -300 |

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

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

Figure 1: Housing Requirement and Housing Completions in Shropshire (2006/07 - 2023/24)



4.10. Table 4 and Figure 1 demonstrate that housing delivery rates in Shropshire have experienced 'peaks' and 'troughs' over the plan period thus far:

- a. In the early years of the Local Plan period (**2006/07-2008/09**) dwelling completion rates were relatively stable at a level envisaged by the adopted Development Plan.
- b. As a result of the economic downturn, dwelling completion rates decreased year on year (**2008/09 and 2011/12**), resulting in under-delivery against the levels envisaged in the adopted Development Plan.
- c. As the economy emerged from the downturn, dwelling completion rates increased year on year (**2011/12 to 2016/17**), reaching a very significant high and remaining so (**2017/18 and 2018/19**). These very high rates made up for much of the under-delivery from earlier in the adopted Development Plan period. It is considered that this reflected market conditions and the benefits of an up-to-date Development Plan.
- d. Over the last five years (**2019/20-2023/24**), dwelling completion rates have remained high, at around the level envisaged by the adopted Development Plan. It is considered

that these rates were influenced by 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.

- 4.11. This 'pattern' 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).
- 4.12. However, it is apparent that the total level of development achieved over the plan period is generally comparable to that necessary to achieve the housing requirement within the adopted Development Plan (around 1.5% consistency).
- 4.13. **This supports the conclusion that the adopted Development Plan for Shropshire has successfully facilitated the development necessary to achieve the overarching vision, objectives and spatial strategy.**

Adjustments Required to Provide a 'Buffer' to the Supply

- 4.14. The NPPF specifies that the extent of the buffer (consisting of sites moved forward from later in the plan period) should be:
"5% to ensure choice and competition in the market for land; or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply..."¹⁵
- 4.15. The footnote to this paragraph of the NPPF explains that 'significant under delivery' *"will be measured against the Housing Delivery Test"¹⁶* and occurs where this *"indicates that delivery was below 85% of the housing requirement."¹⁶*
- 4.16. Please Note: The NPPF includes a third criterion regarding the housing buffer, however this is only applicable from 1st July 2026.

Housing Delivery Test

- 4.17. Government has published guidance on the housing delivery test, including a measurement rule book, which explains how it is calculated.
- 4.18. In summary, the housing delivery test is *"a percentage measurement of the number of net homes delivered against the number of homes*

¹⁵ MHCLG (2024), NPPF – Paragraph 76

¹⁶ MHCLG (2024), NPPF – Footnote 40

*required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three year period*¹⁷.

4.19. The calculation can therefore be summarised as follows:

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

4.20. 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 3 year period, with adjustments for net student and net other communal accommodation"*¹⁷.
- 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)"*¹⁷, where the housing requirement is less than five years old; **or**
 - 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 1st April each year"*¹⁷.

4.21. The most recent Housing Delivery Test measurement is that for 2023, which was published in December 2024.

4.22. This 2023 measurement concluded that within Shropshire, over the relevant three years (2020/21, 2021/22 and 2022/23), housing delivery exceeded housing required, with delivery at 142%. It also confirmed that as a result there is no consequence in Shropshire¹⁸.

4.23. This calculation undertaken can be summarised as follows:

$$\text{Housing Delivery Test (152\%)} = \frac{\text{Total net homes delivered over three year period (4,427)}}{\text{Total number of homes required over three year period (3,109)}}$$

Housing Buffer Conclusion

4.24. The latest Housing Delivery Test data indicates that within Shropshire, housing completions over the last three years have exceeded housing required. **As such, in this instance a 5% buffer, equating to 499 dwellings, is appropriate.**

¹⁷ MHCLG, (2024), Housing Delivery Test Measurement Rule Book, <https://gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

¹⁸ MHCLG, (2024), 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.

5.4. This definition is also utilised by the Ministry of Housing, Communities and Local Government (MHCLG) - as it is applied within the 'Housing Flow Reconciliation' data return provided by Council's and used within the Housing Delivery Test calculation undertaken by MHCLG.

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."*¹⁹.

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 and disabled people explains that there is *"a significant amount of variability in the types of specialist housing for older people"*²⁰. It also

¹⁹ MHCLG, (2024), Housing Flow Reconciliation, https://assets.publishing.service.gov.uk/media/668e8e59ab418ab055592309/MHCLG_HFR_Guidance_-_2023-2024.pdf

²⁰ MHCLG, (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 010

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.*²¹

- 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).
- 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,

²¹ MHCLG, (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 010

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."*²²

- 5.11. Shropshire Council considers that it is most appropriate to apply the definition of a dwelling utilised by ONS and MHCLG 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"*²³.

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"*²⁴.
- 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*

²² MHCLG, (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 014

²³ 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>

²⁴ MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 026

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”²⁵.

- 5.17. Currently the average number of adults living in all households is 1.9²⁶. As such the calculation of the contribution of completed communal accommodation to total housing supply would be as follows *“net increase in bedrooms in other communal accommodation in local authority divided by average number of adults in households in England”²⁶*
- 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...”²⁷.*
- 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.

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

²⁵ MHCLG, (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 016a

²⁶ MHCLG, (2024), Housing Delivery Test Measurement Rule Book, <https://gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

²⁷ MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 033

*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*²⁸.

Currently the average number of students in student only households is 2.4²⁹. As such the calculation of the contribution of completed communal accommodation to total housing supply would be as follows: "net increase in bedrooms in student communal accommodation in local authority divided by average number of students in student only households in England"²⁹

5.21. 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...*"³⁰.

5.22. 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

5.23. In conformity with the ONS definition of a dwelling (also utilised by MHCLG), 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 them³¹.

5.24. Consequently, where annexes comply with these criteria, they will be considered as part of the review of the housing land supply.

Deliverable Sites

5.25. 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

²⁸ MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 025

²⁹ MHCLG, (2024), Housing Delivery Test Measurement Rule Book, <https://gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

³⁰ MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 033

³¹ MHCLG, (2024), Housing Flow Reconciliation,

https://assets.publishing.service.gov.uk/media/668e8e59ab418ab055592309/MHCLG_HFR_Guidance_-_2023-2024.pdf

then informs consideration of when the site and the dwellings upon it are likely to come forward for development.

- 5.26. 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"*³².
- 5.27. 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.
- 5.28. For the purposes of this assessment deliverable dwellings are on:
- a. Sites with extant Planning Permission at the 31st March 2024.
 - b. Sites with an extant and positive Prior Approval decision at the 31st March 2024.
 - c. Selected sites with a resolution to grant Planning Permission as at the 31st March 2024 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.

³²MHCLG, (2024), NPPF – Annex 2: Glossary

- 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

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

Lead-in Times

- 5.30. 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.
- 5.31. 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).
- 5.32. 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.
- 5.33. 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/>

- 5.34. 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.
- 5.35. 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.
- 5.36. Table 6 summarises the Council’s standard lead-in time assumptions:

Table 5: 'Standard' Lead-in Times in Shropshire

| Action | Months as a range | | |
|---|-------------------|-----------|--------------|
| | Start | End | 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 | | | |
| Totals: | 10 | 27 | 10-27 |

- 5.37. 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.
- 5.38. 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.
- 5.39. 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.
- k. 23/03843/FUL Land at William Farr House, Shrewsbury (76 dwellings): Decision notice issued on the 12th February 2024. Commencement 29th March 2024. Development ongoing.

5.40. 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.

5.41. 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

5.42. 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.

5.43. 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.

5.44. 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.

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

Table 6: 'Standard' Build Rates in Shropshire

| Location of Development | Anticipated Build Rate* |
|--------------------------------|--------------------------------|
| 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.

5.46. 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 at 31st March 2024 (Appendices A and B)

- 5.47. 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"*³³.
- 5.48. 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.
- 5.49. 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.
- 5.50. 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.
- 5.51. 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.
- 5.52. 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.

³³MHCLG, (2024), NPPF – Annex 2: Glossary

- 5.53. 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.
- 5.54. 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 at 31st March 2024 (Appendix C)

- 5.55. 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.
- 5.56. 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**"³⁴ (my emphasis).*
- 5.57. 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.**"³⁵ (my emphasis).*

³⁴ Explanatory Memorandum to the Town and Country Planning (General Permitted Development (Amendment and Consequential Provisions) (England) Order 2014

³⁵ Explanatory Memorandum to the Town and Country Planning (General Permitted Development ETC.) (England) (Amendment) Order 2021

- 5.58. 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.
- 5.59. 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.
- 5.60. 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.
- 5.61. These sites are identified within Appendix C of this document.

Sites with a 'resolution to grant' Planning Permission at 31st March 2024 (Appendix D)

- 5.62. In some cases, Shropshire Council has 'resolved to grant' Planning Permission on a site, subject to completion of a S106 Legal Agreement.
- 5.63. 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).
- 5.64. 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 31st March 2024 and has subsequently been approved.
- 5.65. 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.
- 5.66. 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.
- 5.67. **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.**
- 5.68. 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)

- 5.69. 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.
- 5.70. 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)

- 5.71. 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.

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

Table 7: Shropshire Sustainable Urban Extensions

| |
|---|
| Site Name: Shrewsbury South SUE |
| Site Location: Shrewsbury |
| Overview: <ul style="list-style-type: none">• Masterplan prepared for the site and adopted by Shropshire Council.• Site subject of comprehensive development in accordance with the adopted masterplan, to include approximately 950 dwellings, employment land and related infrastructure.• Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery.• Development to be brought forward in coordinated phases. |
| Residential Phases 1a and 2a of the Shrewsbury South SUE: <ul style="list-style-type: none">• 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.• 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. |
| Residential Phases 1b, 1c and 2b of the Shrewsbury South SUE: <ul style="list-style-type: none">• 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">-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.-Reserved Matters Permission (17/06149/REM) granted in April 2018 for 164 dwellings. Development completed in 2023/24.-Reserved Matters Permission (19/00048/REM) granted in April 2019 for 49 dwellings. Development completed in 2021/22.-Reserved Matters Permission (19/04460/REM) granted in March 2020 for 175 dwellings. Development completed in 2023/24.-Reserved Matters Permission (19/05470/REM) granted in April 2020 for 162 dwellings. Development completed in 2023/24.• 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">-A Reserved Matters Permission (22/01867/REM) was subsequently granted in August 2022. Development ongoing. |
| Residential Phase 3 of the Shrewsbury South SUE: <ul style="list-style-type: none">• Full Planning Permission (16/02618/FUL) for 159 dwellings (entirety of phase 3) was approved in December 2016. Development completed in 2019/20. |
| Wider Development: <ul style="list-style-type: none">• 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">-The food store has been constructed.-Reserved Matters Permission (19/04101/REM) subsequently granted for 80 bed Care Home. Development completed in 2022/23.-The 57 extra-care apartments lapsed, but a new Planning Application (24/01890/FUL) is currently pending consideration for 64 affordable extra-care apartments on this component of 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.• Full Planning Permission (22/04029/FUL) granted for the first phase of employment development on around 11ha of land. Development is ongoing.• Other development including a garden centre and retail units approved and completed. |

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 completed in 2023/24.
 - Sub-phase 3 subject to a Full Planning Application (24/02222/FUL) which is pending consideration for 32 affordable dwellings.
 - 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.

Site Name: Eastern Gateway SUE

Site Location: Oswestry

Overview:

- Site to be the subject of a comprehensive development, to include approximately 800 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. Development ongoing.

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 ongoing.

Residential Phase 4 of the Eastern Gateway SUE:

- Land is in Shropshire Council ownership. Full Planning Application (24/00719/OUT) is pending consideration for 89 dwellings.

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.

5.73. 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

5.74. 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, objectives and housing requirement.

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

Deliverability of Allocations

5.76. 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”³⁶.

- 5.77. 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.
- 5.78. 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.
- 5.79. 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.
- 5.80. 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.
- 5.81. 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.
- 5.82. These sites and a summary of their suitability, availability and achievability (including viability) is documented within Appendix E of this document.
- 5.83. **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.**

³⁶MHCLG, (2024), NPPF – Annex 2: Glossary

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

- 5.84. 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.
- 5.85. 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.
- 5.86. Stage 2 Hearing Sessions consisting of further consideration of strategic issues (including strategic policies) and the more detailed settlement and development management policies commenced in October, but were subsequently paused by the Inspectors due to soundness concerns. The Council is currently considering its options on how to proceed.
- 5.87. The Council's approach to the consideration of the deliverability of these sites is to be considered by Cabinet on the 12th February 2025. The number of dwellings considered deliverable within this draft assessment is therefore subject to the outcome of this consideration.
- 5.88. The proposed position statement to be considered by Cabinet suggests a **pragmatic** approach to decision making on proposed allocations, supporting the continued delivery of sustainable development that is plan-led, but recognising and positively responding to the unanticipated delays to the ongoing examination of the draft Shropshire Local Plan.
- 5.89. The proposed position statement to be considered by Cabinet also suggests an approach which **responds to and seeks to align with the NPPF** in terms of giving weight to emerging Local Plans in appropriate circumstances. Specifically, the NPPF stipulates that weight can be given to relevant policies in emerging plans according to:
- "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)"³⁷.*

³⁷MHCLG, (2024), NPPF – Paragraph 49

- 5.90. The proposed position statement to be considered by Cabinet seeks to **recognise that the evidence base** (including that related to Green Belt) underpinning the draft Shropshire Local Plan is itself **a material consideration** in the planning application decision making process, including in the context of determining what constitutes sustainable development.
- 5.91. As such, the proposed position statement to be considered by Cabinet seeks to secure a positive framework which provides the necessary certainty required to conclude that selected proposed allocations 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."*³⁸
- 5.92. In this way, the proposed proposed position statement to be considered by Cabinet would supplement the Council's current housing supply in a manner which responds to the NPPF and the needs of communities, whilst seeking to avoid inappropriate development in unsustainable locations.
- 5.93. Furthermore, only the numbers of homes that are considered deliverable within five years would be 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.
- 5.94. 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 would also be applied.
- 5.95. The availability, suitability and achievability (including viability) of proposed allocations is documented within Appendix F.
- 5.96. **Please Note: Inclusion of a proposed allocation within the draft Shropshire Local Plan in the housing land supply is without prejudice to determination of any planning application for the site.**

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

- 5.97. 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

³⁸MHCLG, (2024), NPPF – Annex 2: Glossary

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.

- 5.98. 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.
- 5.99. 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.
- 5.100. 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.
- 5.101. Applying this cautious approach, only 11 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.
- 5.102. 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.
- 5.103. These sites are identified within Appendix G of this document.
- 5.104. **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)

- 5.105. 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.

- 5.106. Furthermore, the Council has consistently enabled such exception sites to come forward over the years, with great success. Indeed, in 2022/23 the Council was the second highest performing Local Authority in terms of rural exception sites.
- 5.107. 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.
- 5.108. 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.
- 5.109. 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.
- 5.110. **Please Note:** Shropshire Council has a close working relationship with Affordable Housing providers. This has informed assumptions regarding the deliverability of affordable housing schemes.
- 5.111. 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.
- 5.112. These sites are identified within Appendix H of this document.
- 5.113. **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)

5.114. The NPPF defines windfall sites as *"sites not specifically identified in the development plan."*³⁹ Shropshire Council apply this definition when identifying windfall sites, but for robustness exclude both site allocations within the adopted Development Plan and draft site allocations within the draft Shropshire Local Plan.

5.115. The NPPF also recognises that the inclusion of a windfall allowance within a housing land supply is appropriate where there is *"compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends."*⁴⁰

5.116. Dealing with each of these considerations in turn:

Strategic Housing Land Availability Assessment

5.117. The latest Strategic Housing Land Availability Assessment in Shropshire is incorporated into the Council's Strategic Land Availability Assessment⁴¹.

5.118. This assessment included specific consideration of *"the potential for the delivery of housing on windfall sites in Shropshire"* and concluded that *"windfall development does and will continue to represent an important part of the housing land supply"*. As such, it concluded that a windfall allowance was appropriate in both the five year housing land supply and the wider housing land supply.

Historic Windfall Delivery Rates

5.119. 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.

5.120. Specifically, over the last five years (2019/20-2023/24), some 4,302 dwellings (net) have been completed on windfall sites in Shropshire (1,561 dwellings on small scale windfall sites of less than 5 dwellings and 2,741 dwellings on medium and large scale windfall sites of 5 or more dwellings).

5.121. This equates to around 57% of total completions achieved within this period (and in each of these five years windfall completions equated to in excess of 51% of total completions achieved).

³⁹ MHCLG (2024), NPPF – Annexe 2: Glossary

⁴⁰ MHCLG (2024), NPPF – Paragraph 75

⁴¹ Shropshire Council (2018), Strategic Land Availability Assessment (SLAA), EV106.01, <https://shropshire.gov.uk/media/20822/slaa-strategic-land-availability-assessment-2018-ev10601.pdf>

- 5.122. Furthermore, over the same five year period (2019/20-2023/24), the average number of net dwellings completed on windfall sites equates to some 860 dwellings (net) per annum (**312 dwellings per annum on small scale windfall sites of less than 5 dwellings** and 548 dwellings per annum on medium and large scale windfall sites of 5 or more dwellings).
- 5.123. These trends support the conclusion that windfall development does and will continue to represent an important part of the housing land supply.

Expected Future Trends

- 5.124. 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).
- 5.125. 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 Main Market Towns (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.
- 5.126. 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).
- 5.127. This supports the conclusion that windfall residential development does and will continue to represent an important part of the housing land supply in Shropshire.

Conclusion

- 5.128. 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.
- 5.129. For the avoidance of doubt, this allowance is consistent with that concluded within the Council's Strategic Land Availability Assessment.

Lapsed Planning Permission (Appendix J)

- 5.130. 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.
- 5.131. 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.
- 5.132. 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.
- 5.133. **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 Need and Supply

Shropshire Five Year Housing Land Need

- 6.1. The methodology utilised to identify the five year housing land need is outlined in Chapters 3 and 4 of this document.
- 6.2. In summary, as the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, this assessment is undertaken in the context of local housing need.
- 6.3. The new 'standard methodology' for assessing local housing need results in a local housing need for Shropshire of 1,994 dwellings per annum.
- 6.4. During the five year period from **2024/25 to 2028/29** this equates to a local housing need of **9,970 dwellings**.
- 6.5. National guidance⁴² specifies that when utilising local housing need to assessment the five year housing Land Supply, then any past under-delivery is embedded within it. As such, no specific adjustment is required with regard to past delivery rates.
- 6.6. The NPPF⁴³ specifies that a buffer, consisting of sites moved forward from later in the plan period, should be included. The extent of this buffer is informed by the results of the housing delivery test.
- 6.7. The latest housing delivery test indicates that there has been no under-delivery in Shropshire, as such the specific adjustment to provide a buffer to create choice and competition in the market for land is 5%, equating to **499 dwellings**.
- 6.8. Table 9 provides a summary of the calculation of the five year housing land need:

Table 8: Summary of Five Year Housing Land Need

| Category | | Housing Land Need |
|---|--------------|-------------------|
| (A) 5 Year Requirement: | 2024/25 | 1,994 |
| | 2025/26 | 1,994 |
| | 2026/27 | 1,994 |
| | 2027/28 | 1,994 |
| | 2028/29 | 1,994 |
| | Total | 9,970 |
| (B) Under-Delivery: | | N/A |
| (C) Buffer (5%): | | 499 |
| (D) Total Requirement (A) + (B) + (C): | | 10,469 |

⁴² MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

⁴³ MHCLG, (2024), NPPF – Paragraph 78

Shropshire Five Year Housing Land Supply

- 6.9. The methodology utilised to identify the deliverable housing land supply in Shropshire is outlined in Chapter 5 of this document. This methodology is consistent with national policy and guidance.
- 6.10. In particular, when 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...*".⁴⁴
- 6.11. In summary, for the purposes of this assessment deliverable dwellings are located on:
- a. Sites with extant Planning Permission at the 31st March 2024 which are likely to be deliverable within five years.
 - b. Sites with an extant and positive Prior Approval decision at the 31st March 2024 which are likely to be deliverable within five years.
 - c. Selected sites with a resolution to grant Planning Permission at the 31st March 2024 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.
- *The Council's approach to the consideration of these sites is to be considered by Cabinet on the 12th February 2025. The number of dwellings considered deliverable within this draft assessment is therefore subject to the outcome of this consideration.*
- 6.12. To add further robustness to the assessment, the Council also apply 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 allocations within the draft Shropshire Local Plan; SLAA Sites; and

⁴⁴ MHCLG, (2024), NPPF – Annex 2: Glossary

emerging affordable housing sites will not be delivered in the five year period.

6.13. Table 10 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, at the 1st April 2024:

**Table 9: Summary of the Deliverable Housing Land Supply
(at 1st April 2024)**

| Category | Net Dwellings |
|--|---------------|
| (A) Dwellings on sites with Planning Permission* | 6,094 |
| (B) Dwellings on sites with Prior Approval* | 93 |
| (C) Dwellings on selected sites with a 'resolution to grant' Planning Permission* | 19 |
| (D) Dwellings on allocated sites estimated to be completed within 5 years* | 689 |
| (E) Dwellings on selected proposed allocated sites estimated to be completed within 5 Years* | 2,071 |
| (F) Dwellings on SLAA Sites deliverable within 5 years* | 133 |
| (G) Dwellings on emerging affordable housing sites deliverable within 5 years * | 205 |
| (H) Dwellings on windfall sites** | 598 |
| Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + H | 9,902 |

**A very cautious assumption that 10% of deliverable dwellings on sites: with Planning Permission; with Prior Approval; with 'resolution to grant' Planning Permission; allocated within the adopted Development Plan; proposed to be allocated 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.*

6.14. For information, the actual number of dwellings considered deliverable in the next 5 years in each of the categories of deliverable dwellings, before the 10% deduction is applied, are:

- a. Dwellings on sites with Planning Permission: 6,771 dwellings.
- b. Dwellings on sites with Prior Approval: 103 dwellings.
- c. Dwellings on selected sites with a 'resolution to grant' Planning Permission: 21 dwellings.
- d. Dwellings on site allocations for development: 765 dwellings.
- e. Dwellings on selected sites proposed for allocation for development: 2,301 dwellings.
- f. Dwellings on selected SLAA sites: 148 dwellings.
- g. Dwellings on selected sites seeking Homes England (HE) funding: 228 dwellings.

6.15. The sites which make up the various components of the five year housing land supply at the 1st April 2024 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 need and the results of the assessment of the housing land supply considered deliverable within the next five years in Shropshire, at 1st April 2024.
- 7.2. This assessment of the housing land requirement and housing land supply has been undertaken using a cautious and robust methodology consistent with national policy and guidance.

**Table 10: Comparison:
Five Year Housing Land Need & Five Year Housing Land Supply**

| | |
|--------------------------------|-------------|
| Total Need: | 10,469 |
| Total Supply: | 9,902 |
| Over / Under Provision: | -567 |
| Number of Years Supply: | 4.73 |

- 7.3. Table 11 demonstrates that despite identifying a very significant supply of deliverable housing land, Shropshire Council has concluded that on the basis of the new 'standard methodology' for assessing local housing need, it is unable to demonstrate a five year housing land supply.
- 7.4. Specifically the Council considers that a **4.73 years' supply of deliverable housing land** exists in Shropshire.
- 7.5. Paragraph 11 of the NPPF specifies that in circumstances where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites, a 'presumption in favour of sustainable development' should apply. For decision taking, it specifies that this means:
- "c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies for the supply of land are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, **in particular those for the location and design of development (as set out in chapters 9 and 12) and for securing affordable homes.**" (our emphasis).*

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

Annex 1. Housing Commitments & Completions

Commitments and Completions

A1.1. 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 11: Housing Commitments and Completions in Shrewsbury, the Market Towns and Key Centres

| Settlement | Completions (2006/07 – 2023/24) | Sites with Planning Permission or Prior Approval (at the 31 st March 2024) | Allocations without Planning Permission (at 31st March 2024) | Proposed Allocations without Planning Permission (at 31st March 2024) |
|-------------------------|---------------------------------|---|--|---|
| Albrighton | 216 | 83 | 110 | 180 |
| Bishop's Castle | 128 | 24 | 40 | 0 |
| Bridgnorth | 843 | 616 | 0 | 1,050 |
| Broseley | 276 | 53 | 20 | 0 |
| Church Stretton | 241 | 64 | 0 | 0 |
| Cleobury Mortimer | 339 | 25 | 125 | 0 |
| Craven Arms | 140 | 34 | 325 | 0 |
| Ellesmere | 533 | 172 | 250 | 0 |
| Highley | 240 | 17 | 0 | 100 |
| Ludlow | 770 | 582 | 0 | 30 |
| Market Drayton | 823 | 328 | 0 | 435 |
| Minsterley & Pontesbury | 413 | 33 | 14 | 22 |
| Much Wenlock | 166 | 14 | 0 | 120 |
| Oswestry | 1,131 | 895 | 260 | 240 |
| Shifnal | 1,693 | 16 | 0 | 230 |
| Shrewsbury | 6,968 | 1,811 | 361 | 2,410 |
| Wem | 486 | 160 | 0 | 210 |
| Whitchurch | 726 | 803 | 0 | 450 |
| Total | 16,132 | 5,730 | 1,505 | 5,477 |

**The completions in each of the settlements includes exception development which contributes to the housing requirement for the settlement. Please Note: The figures provided are net.*

Table 12: Housing Commitments and Completions in SAMDev Plan Community Hubs and Community Clusters

| Settlement | Place Plan | Completions (2011/12 – 2023/24) | Sites with Planning Permission or Prior Approval (at 31st March 2024) | Allocations without Planning Permission (at 31st March 2024) | Proposed Allocations without Planning Permission (at 31st March 2024) |
|---|-------------------|--|--|---|--|
| Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) | Bishops Castle | 2 | 7 | 0 | 0 |
| Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington | Bishops Castle | 9 | 1 | 0 | 0 |
| Bucknell | Bishops Castle | 9 | 7 | 70 | 20 |
| Chirbury | Bishops Castle | 0 | 41 | 0 | 14 |
| Clun | Bishops Castle | 10 | 1 | 60 | 20 |
| Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Meadowtown and Lordstone | Bishops Castle | 29 | 10 | 0 | 0 |
| Lydbury North | Bishops Castle | 2 | 3 | 20 | 0 |
| Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog. | Bishops Castle | 17 | 12 | 0 | 0 |
| Wentnor and Norbury | Bishops Castle | 7 | 1 | 0 | 0 |
| Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott. | Bishops Castle | 15 | 21 | 0 | 45 |
| Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett | Bridgnorth | 16 | 20 | 0 | 0 |
| Ditton Priors | Bridgnorth | 28 | 3 | 0 | 44 |
| Neenton | Bridgnorth | 8 | 2 | 0 | 0 |

| Settlement | Place Plan | Completions (2011/12 – 2023/24) | Sites with Planning Permission or Prior Approval (at 31st March 2024) | Allocations without Planning Permission (at 31st March 2024) | Proposed Allocations without Planning Permission (at 31st March 2024) |
|---|-------------------|--|--|---|--|
| Hopton Wafers and Doddington | Cleobury Mortimer | 14 | 6 | 0 | 0 |
| Kinlet, Button Bridge, Button Oak | Cleobury Mortimer | 22 | 16 | 0 | 0 |
| Oreton, Farlow and Hill Houses | Cleobury Mortimer | 9 | 6 | 0 | 0 |
| Silvington, Bromdon, Loughton and Wheathill | Cleobury Mortimer | 8 | 4 | 0 | 0 |
| Stottesdon, Chorley and Bagginswood | Cleobury Mortimer | 9 | 6 | 0 | 0 |
| Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak | Craven Arms | 23 | 4 | 0 | 0 |
| Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope | Craven Arms | 22 | 13 | 0 | 0 |
| Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton | Craven Arms | 10 | 4 | 0 | 0 |
| Cockshutt | Ellesmere | 46 | 4 | 6 | 0 |
| Dudleston and Street Dinas | Ellesmere | 2 | 1 | 0 | 0 |
| Dudleston Heath and Elson | Ellesmere | 22 | 32 | 0 | 0 |
| Tetchill, Lee and Whitemere | Ellesmere | 23 | 4 | 0 | 0 |
| Welsh Frankton, Perthy, New Marton and Lower Frankton | Ellesmere | 31 | 3 | 0 | 0 |
| Welshampton and Lyneal | Ellesmere | 21 ^A | 7 | 0 | 0 |
| Burford | Ludlow | 39 | 2 | 0 | 140 |
| Clee Hill | Ludlow | 52 | 5 | 0 | 20 |

| Settlement | Place Plan | Completions (2011/12 – 2023/24) | Sites with Planning Permission or Prior Approval (at 31st March 2024) | Allocations without Planning Permission (at 31st March 2024) | Proposed Allocations without Planning Permission (at 31st March 2024) |
|---|-------------------|--|--|---|--|
| Onibury | Ludlow | 7 | 0 | 8 | 0 |
| Adderley | Market Drayton | 28 | 6 | 0 | 0 |
| Bletchley, Longford, Longslow & Moreton Say | Market Drayton | 10 | 30 | 0 | 0 |
| Cheswardine | Market Drayton | 5 | 20 | 0 | 0 |
| Childs Ercall | Market Drayton | 16 | 0 | 0 | 0 |
| Hinstock | Market Drayton | 117 | 2 | 0 | 35 |
| Hodnet | Market Drayton | 26 | 58 | 0 | 40 |
| Marchamley, Peplow and Wollerton | Market Drayton | 12 | 0 | 0 | 0 |
| Stoke Heath | Market Drayton | 7 | 65 | 0 | 0 |
| Woore, Irelands Cross and Pipe Gate | Market Drayton | 98 | 34 | 0 | 0 |
| Buildwas | Much Wenlock | 10 | 4 | 0 | 0 |
| Gobowen | Oswestry | 138 ^B | 101 | 126 | 25 |
| Kinnerley, Maesbrook, Dovaston and Knockin Heath | Oswestry | 65 | 26 | 9 | 0 |
| Knockin | Oswestry | 23 | 8 | 0 | 25 |
| Llanyblodwel, Porthywaen, Dolgoch, Llyncllys and Bryn Melyn | Oswestry | 5 | 6 | 0 | 0 |
| Llanymynech and Pant | Oswestry | 75 ^C | 3 | 32 | 75 |
| Park Hall, Hindford, Babbinswood and Lower Frankton | Oswestry | 109 | 14 | 0 | 0 |
| Ruyton XI Towns | Oswestry | 28 | 6 | 0 | 65 |
| Selattyn, Upper, Middle & Lower Hengoed and Pant Glas | Oswestry | 23 | 22 | 0 | 0 |
| St Martins | Oswestry | 280 | 29 | 0 | 60 |

| Settlement | Place Plan | Completions (2011/12 – 2023/24) | Sites with Planning Permission or Prior Approval (at 31st March 2024) | Allocations without Planning Permission (at 31st March 2024) | Proposed Allocations without Planning Permission (at 31st March 2024) |
|--|-------------------|--|--|---|--|
| Weston Rhyn, Rhoswiell, Wern and Chirk Bank | Oswestry | 73 | 91 | 0 | 100 |
| Whittington | Oswestry | 131 | 3 | 0 | 61 |
| Albrighton | Shrewsbury | 0 | 1 | 0 | 0 |
| Baschurch | Shrewsbury | 329 | 50 | 0 | 55 |
| Bayston Hill | Shrewsbury | 89 | 9 | 0 | 100 |
| Bicton and Four Crosses | Shrewsbury | 6 | 5 | 0 | 15 |
| Bomere Heath | Shrewsbury | 73 | 7 | 0 | 62 |
| Dorrington, Stapleton and Condover | Shrewsbury | 126 | 9 | 15 | 0 |
| Fitz, Grafton and Newbanks | Shrewsbury | 6 | 5 | 0 | 0 |
| Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler | Shrewsbury | 51 | 19 | 0 | 0 |
| Hanwood and Hanwood Bank | Shrewsbury | 107 | 3 | 0 | 0 |
| Longden, Hook-a-gate, Annscroft, Longden Common and Lower Common/Exfords Green | Shrewsbury | 51 | 19 | 0 | 0 |
| Montford Bridge West | Shrewsbury | 28 | 0 | 0 | 0 |
| Mytton | Shrewsbury | 17 | 5 | 0 | 0 |
| Nesscliffe | Shrewsbury | 89 | 21 | 0 | 0 |
| Uffington | Shrewsbury | 13 | 2 | 0 | 0 |
| Walford Heath | Shrewsbury | 20 | 1 | 0 | 0 |
| Weston Lullingfields, Weston Wharf and Weston Common | Shrewsbury | 20 | 1 | 0 | 0 |
| Myddle and Harmer Hill | Wem | 60 | 8 | 0 | 0 |
| Shawbury | Wem | 85 | 3 | 0 | 80 |
| Prees and Prees Higher Heath | Whitchurch | 84 ^D | 57 ^D | 62 | 35 |

| Settlement | Place Plan | Completions (2011/12 – 2023/24) | Sites with Planning Permission or Prior Approval (at 31st March 2024) | Allocations without Planning Permission (at 31st March 2024) | Proposed Allocations without Planning Permission (at 31st March 2024) |
|--|------------|---------------------------------|---|--|---|
| Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall | Whitchurch | 166 | 5 | 5 | 0 |
| Total | | 3,222 | 1,004 | 413 | 1,136 |

^A11 completions at 31st March 2024 have been excluded to offset the exclusion of 11 commitments when identifying the SAMDev Housing Requirement.

^B116 dwellings outstanding (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.

^C42 completions at the 31st March 2024 have been excluded to offset the exclusion of 42 commitments when identifying the SAMDev Housing Requirement.

^D89 dwellings outstanding (at 2024) 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. 26 completions and 89 commitments on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) removed.

The completions in each of the Community Hubs and Clusters include exception development which contributes to the housing requirement for the Community Hub or Cluster. Please Note: Figures provided are net.

Table 13: Housing Commitments and Completions in the Rural Area

| | Completions (2006/07 – 2023/24) | Sites with Planning Permission or Prior Approval (at the 31st March 2024) |
|------------------|---------------------------------|---|
| Wider Rural Area | 4,786 | 2,015 |

*The completions in the rural area exclude exception development which contributes to the housing requirement of Shrewsbury, Market Towns, Key Centres, Community Hubs or Community Clusters.

**Completions in the rural area include those which occurred in Community Hubs and Community 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.

***Commitments and completions include those dwellings excluded from Community Hub or Community Cluster settlement guidelines, based on the factors which informed the identification of these settlement guidelines within the SAMDev Plan.

Please Note: The figures provided are net.

Five Year Housing Land Supply **Statement Appendices**

Appendix A. Sites with Planning Permission at 31st March 2024

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 10/03008/FUL | Land Off Station Road, Albrighton, WV7 3DS | 08/09/2010 | 9 | 0 | 9 | | | | | | 9 | 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 | 51 | 14 | 14 | | | | | 14 | 0 |
| 16/02725/FUL | Millfields Farm, High House Lane, Albrighton, WV7 3JL | 26/09/2016 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 21/05943/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 |
| 22/00482/FUL | White Ladies Farm Barns, Shackerley Lane, Cosford, Albrighton, Shropshire | 19/05/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/02285/FUL | Proposed Dwelling North Of 68 High Street, Albrighton, Shropshire | 29/07/2022 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 23/00870/FUL | Proposed Residential Development Land To The East Of Shaw Lane, Albrighton, Shropshire | 27/10/2023 | 43 | 0 | 43 | | | | | | 43 | 0 |
| 23/01288/FUL | Old Donington School, Rectory Road, Albrighton, Wolverhampton, Shropshire, WV7 3EP | 16/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03475/FUL | 14 Station Road, Albrighton, Shropshire, WV7 3QG | 27/09/2023 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/04403/FUL | Proposed Residential Development Land South Of Fair Lawn, Albrighton, Shropshire | 10/01/2024 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 24/00294/OUT | Proposed Dwelling North Of 15, Redford Drive, Albrighton, Shropshire | 05/03/2024 | 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 | 8 | 4 | | | | | | 4 | 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 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 |
| 16/04729/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 | 1 | 1 | | | | | | 1 | 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 |
| 18/04520/FUL | Storage Unit To The South Of Salop Street, Bishops Castle, Shropshire | 11/12/2018 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 19/03903/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 |
| 19/04551/FUL | Proposed Residential Dwelling, Minsterley, Shropshire | 22/01/2020 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 20/00596/FUL | Proposed Commercial Building East Of 28 High Street, Bishops Castle, Shropshire | 23/07/2020 | 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 |
| 20/03164/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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 21/00957/FUL | Proposed Dwelling Adjacent 7 And 9 Bentlawnt, Shropshire | 18/06/2021 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 21/01136/FUL | Proposed Residential Development Land To The South Of Chirbury, Shropshire | 05/06/2023 | 40 | 0 | 40 | | | | | | 40 | 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 |
| 21/02038/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 ONE | 10/02/2022 | 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 |
| 21/04699/REM | Proposed Dwelling South Of The Miners Arms, Priest Weston, Shropshire | 09/12/2021 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 21/05272/FUL | Proposed Residential Dwelling, Acton, Shropshire, SY9 5LA | 31/05/2023 | 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 |
| 21/05411/FUL | Proposed Barn Conversion At Rowan House, Gravels Bank, Minsterley, Shropshire | 11/04/2022 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 22/01141/FUL | Plox Green Garage, Snailbeach, Shrewsbury, Shropshire, SY5 OLN | 24/06/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/01920/FUL | Springfield, Marton, Welshpool, Shropshire, SY21 8JP | 30/06/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 22/02133/FUL | Titley Farm, Worthen, Shrewsbury, Shropshire, SY5 9JJ | 20/07/2022 | 0 | 0 | 0 | | | | | | 0 | 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 |
| 22/02643/REM | Proposed Dwelling NE Of Greenfield Cottage, 7 The Lyde, Bromlow, Minsterley, Shropshire | 29/09/2022 | 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 |
| 22/02933/FUL | Stoney Pound Bungalow, Stoney Pound, Shropshire, SY7 8PD | 04/10/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 22/03356/FUL | The Old Sawmills, Bedstone, Shropshire | 09/01/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 22/04011/OUT | Proposed Dwelling North West Of Pleasant View, Rowley, Shropshire, SY59RY | 01/06/2023 | 2 | 0 | 2 | | | | | | 2 | 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 |
| 22/04842/OUT | West Bungalow, Chirbury, Montgomery, Shropshire, SY15 6BH | 22/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00603/FUL | Boars Head Hotel, Church Street, Bishops Castle, Shropshire, SY9 5AE | 06/06/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00662/FUL | Baron Of Bucknell, Bucknell, Shropshire, SY7 0AH | 17/04/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00925/FUL | The Lilac House, 1 Pennerley Flat, Pennerley, Shrewsbury, Shropshire, SY5 0ND | 08/06/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01506/FUL | Proposed Agricultural Workers Dwelling SW Of Garbett Hall, Llanfair Waterdine, Shropshire | 13/03/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01682/REM | Proposed Erection Of Detached Open Market Dwelling, Rowley, Shropshire | 13/06/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02435/FUL | Caravan Adjacent Old School House, Shelve, Minsterley, Shropshire, SY5 0JQ | 10/08/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/02743/FUL | Plough House Farm, Little Worthen, Worthen, Shrewsbury, Shropshire, SY5 9HL | 23/08/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/02897/FUL | Plot 1 White House, Binweston Lane, Binweston, Shropshire | 24/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02899/FUL | Plot 2 White House, Binweston Lane, Binweston, Shropshire | 25/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02923/REM | Great House, Hopton heath, Craven Arms, Shropshire, SY7 0QD | 31/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03000/REM | Land At Pleasant View, Rowley, Shropshire | 22/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03133/FUL | Blackmarsh Cottage, Hemford, Minsterley, Shrewsbury, Shropshire, SY5 0JE | 29/09/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/03198/FUL | Proposed Dwelling To The West Of Broome Road, Clungunford, Shropshire | 08/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03495/FUL | Brunslow Farm, Brunslow, Lydbury North, Shropshire, SY7 8AD | 11/10/2023 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/04140/FUL | Proposed Residential Development Land To The East Of 5 Gravels Bank, Minsterley, Shropshire | 01/02/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/05044/FUL | Proposed Residential Development South East Of Leigh Hall Farm, Minsterley, Shropshire | 30/01/2024 | 5 | 0 | 5 | | | | | | 5 | 0 |
| 23/05226/FUL | Hare Hill Farm, Edgton, Craven Arms, Shropshire, SY7 8HN | 05/03/2024 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 17/02864/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 |
| 18/00288/FUL | Birchley Farm, Pattingham, Wolverhampton, Shropshire, WV6 7DZ | 20/04/2018 | 5 | 0 | 5 | | | | | | 5 | 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 |
| 19/03370/FUL | Proposed Barn Conversions East Of Shropshire Farm, Fenn Green, Alveley, Shropshire | 30/10/2019 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 19/04020/FUL | 27 And 28 Eardington, Bridgnorth, Shropshire, WV16 5JT | 06/11/2020 | -1 | 0 | -1 | | | | | | -1 | 0 |
| 19/04823/FUL | Middleton Mill, Neenton, Bridgnorth, Shropshire | 22/07/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 20/00310/FUL | The Stables, Monkhopton, Bridgnorth, Shropshire, WV16 6SA | 24/04/2020 | 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 | 18 | 82 | 10 | 15 | 17 | 20 | 20 | 82 | 0 |
| 20/01921/FUL | Proposed Dwelling To The South Of Listley Street, Bridgnorth, Shropshire | 12/11/2020 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 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 |
| 20/04093/FUL | Former Filling Station, Quatford, Bridgnorth, Shropshire, WV15 6QJ | 01/12/2020 | 4 | 0 | 4 | | | | | | 4 | 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 21/04366/FUL | Proposed Affordable Dwelling NW Of Hill Farm, Chelmarsh, Bridgnorth, Shropshire | 23/05/2022 | 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 |
| 21/05023/OUT | Proposed Residential And Commercial Development Land, Tasley, Bridgnorth, Shropshire | 06/03/2024 | 550 | 0 | 550 | | 25 | 63 | 63 | 63 | 214 | 336 |
| 21/05080/FUL | The Crest, Billingsley, Bridgnorth, Shropshire, WV16 6PH | 29/09/2022 | 0 | 0 | 0 | | | | | | 0 | 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 |
| 22/00392/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 |
| 22/01388/FUL | Whitburn Grange Hotel, 35 Salop Street, Bridgnorth, Shropshire, WV16 5BH | 08/06/2022 | 6 | 0 | 6 | | | | | | 6 | 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 |
| 22/03180/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 |
| 22/05155/FUL | Land At Bynd Lane, Billingsley, Bridgnorth, Shropshire | 06/04/2023 | 3 | 0 | 3 | | | | | | 3 | 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 |
| 23/00408/FUL | Proposed Local Needs Dwelling To The North Of Station Road, Ditton Priors, Shropshire | 25/03/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00640/FUL | The Old Smithy, St Marys Street, Bridgnorth, Shropshire, WV16 4DR | 17/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00967/FUL | Proposed Residential Exception Site, Ashford Bank, Claverley, Shropshire | 12/10/2023 | 12 | 0 | 12 | | | | | | 12 | 0 |
| 23/00995/FUL | Acton Arms Hotel, Morville, Bridgnorth, Shropshire, WV16 4RJ | 12/07/2023 | 3 | 0 | 3 | | | | | | 3 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 23/01105/FUL | Proposed Residential Development Land North Of 8 Salop Street, Bridgnorth, Shropshire | 14/06/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/01373/FUL | 8/9 West Castle Street, Bridgnorth, Shropshire, WV16 4AB | 10/08/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/01819/OUT | Proposed Dwelling North Of The Coach House, Church Lane, Bridgnorth, Shropshire | 10/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01992/FUL | Spring Barn, Glazeley, Bridgnorth, Shropshire, WV16 6AA | 19/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02203/REM | Proposed Dwelling North Of 2 Goodwood Avenue, Bridgnorth, Shropshire | 28/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02563/OUT | Proposed Dwelling Adj 32 Ludlow Road, Ludlow Road, Bridgnorth, Shropshire | 11/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02756/FUL | Avebury, Stocking Lane, Nordley, Bridgnorth, Shropshire, WV16 4SY | 11/08/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/02791/FUL | 42 River Side, Bridgnorth, Shropshire, WV16 4BH | 04/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03029/FUL | 64 St Marys Street, Bridgnorth, Shropshire, WV16 4DR | 04/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03278/FUL | Proposed Bungalow Adjacent 5 Bent Lane, Ditton Priors, Shropshire | 18/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03348/FUL | Lower Netchwood Methodist Chapel, Lower Netchwood, Monkhopton, Bridgnorth, Shropshire | 11/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03978/FUL | Proposed Dwelling South Of 30 Ludlow Heights, Bridgnorth, Shropshire | 30/11/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04410/FUL | 14 Moat Street, Bridgnorth, Shropshire, WV16 4EP | 03/01/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04463/FUL | Top Pool Barn, Morville, Bridgnorth, Shropshire, WV16 5NB | 11/12/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04472/FUL | The Haybarn, Hall Close Farm, Alveley, Bridgnorth, Shropshire, WV15 6NG | 22/11/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04609/FUL | Florence Cottage, Pear Tree Lane, Claverley, Wolverhampton, Shropshire, WV5 7AT | 29/01/2024 | 0 | 0 | 0 | | | | | | 0 | 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 |
| 14/05409/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 |
| 18/03235/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 |
| 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 22/05561/FUL | Proposed Dwelling South Of Landour, Calcutts Road, Jackfield, Shropshire | 21/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/05751/FUL | Proposed Dwelling South Of Ivy House, Pound Lane, Broseley, Shropshire | 14/06/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00554/FUL | Proposed Development Land To The South Of Fox Lane, Broseley, Shropshire | 15/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01993/FUL | 57 And 57A King Street, Broseley, Shropshire, TF12 5NA | 30/06/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02247/FUL | Monewood House, Ironbridge Road, Broseley, Shropshire, TF12 5AH | 14/09/2023 | 0 | 0 | 0 | | | | | | 0 | 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 |
| 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 |
| 14/00583/FUL | Boystone Farm, Darby Lane, Wall Under Heywood, Shropshire, SY6 7DT | 14/10/2014 | 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 |
| 16/03562/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 |
| 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 |
| 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 |
| 20/01847/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 |
| 21/04616/FUL | Hill Cottage, Clive Avenue, Church Stretton, SY6 7BL | 04/04/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 21/04640/FUL | Evenwood Cottage, Cound Moor, Shrewsbury, Shropshire, SY5 6BE | 29/03/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 21/04818/FUL | Proposed Exception Site Dwelling South Of Alderwood Caravan, Willstone, Cardington, Shropshire, SY6 7HW | 09/05/2023 | 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 |
| 22/03535/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 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/05602/FUL | Magpie Cottage, 24 Shrewsbury Road, Church Stretton, Shropshire, SY6 6JB | 01/03/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 22/05720/FUL | Manor Farm, East Wall, Shropshire | 20/04/2023 | 5 | 0 | 5 | | | | | | 5 | 0 |
| 23/00297/FUL | Hope Bowdler Court, Hope Bowdler, Church Stretton, Shropshire, SY6 7DD | 09/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00820/FUL | Barn To The Rear Of Brockhurst, Church Stretton, Shropshire | 25/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01342/FUL | Proposed Affordable Dwelling West Of Cwm Geld, Wall Under Heywood, Shropshire | 22/11/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01896/FUL | Proposed Affordable Dwelling Adjacent Redcote, Lower Wood, All Stretton, Shropshire | 29/01/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02414/FUL | Proposed Dwelling To The North Of Hazler Crescent, Church Stretton, Shropshire | 02/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03367/FUL | Holiday Dwelling At Coates Farm, Rushbury, Church Stretton, Shropshire, SY6 7DZ | 17/10/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04853/FUL | Red House Farm, Longville, Much Wenlock, Shropshire, TF13 6ED | 20/03/2024 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/05296/FUL | Hill Cottage, Clive Avenue, Church Stretton, SY6 7BL | 16/02/2024 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 24/00221/FUL | Bryher, Burway Road, Church Stretton, Shropshire, SY6 6DP | 18/03/2024 | 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 20/00127/FUL | Proposed Dwelling West Of Windrush, Buttonoak, Kinlet, Shropshire | 28/05/2020 | 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 |
| 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 |
| 21/04536/FUL | Wayside Bungalow, Cornbrook, Clee Hill, Ludlow, Shropshire, SY8 3QQ | 15/02/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 21/05298/FUL | Proposed Residential Development Land Adjacent Ashcroft, Hopton Wafers, Shropshire | 19/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/00699/OUT | Proposed Dwelling SW Of Upper Dudnill Farm, Cleobury Mortimer, Shropshire | 14/02/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/00881/FUL | Catherton Farm House, Catherton, Kidderminster, Shropshire, DY14 0LJ | 10/05/2022 | 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 |
| 22/02477/FUL | Westfield, 12 Ronhill Lane, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8AU | 09/08/2022 | 2 | 0 | 2 | | | | | | 2 | 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 |
| 22/03588/REM | Land Adjoining Bryn Clee, Wheathill, Shropshire | 30/09/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/03996/FUL | The Pingle, New Road, Oretton, Cleobury Mortimer, Kidderminster, Shropshire, DY14 0TY | 06/07/2023 | 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 |
| 22/05605/FUL | Proposed Affordable Dwelling SE Of Larches Lane Off New Road, Oretton, Cleobury Mortimer, Shropshire | 06/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01033/FUL | 1 The Foxholes, Oretton, Cleobury Mortimer, Kidderminster, Shropshire, DY14 0TP | 24/07/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 23/01267/FUL | Proposed Residential Development Land To The South Of Doddington, Shropshire | 27/07/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/01810/REM | Proposed Residential Development South Of Little Stocks Close, Kinlet, Shropshire | 15/05/2020 | 15 | 0 | 15 | | | | | | 15 | 0 |
| 23/02560/FUL | Proposed Dwelling North East Of Springfield, Wheathill, Shropshire | 31/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03323/FUL | Proposed Affordable Dwelling West Of Glebe Farm, High Street, Stottesdon, Shropshire | 28/02/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03550/FUL | Carters Auctioneers, 11 Church Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8BS | 01/11/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04829/FUL | Proposed Residential Barn Conversion At Coreley Mill Farm, Coreley, Shropshire | 17/01/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/05119/PIP | Cleobury Garage, 15B High Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8DG | 26/01/2024 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/05285/OUT | Proposed Residential Development Land North Of Boulangerie, New Road, Oretton, Cleobury Mortimer, Shropshire | 30/01/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 11/03349/FUL | Upper House Farm, Abdon, Craven Arms | 14/12/2011 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 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 |
| 16/00804/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 |
| 19/00218/FUL | Proposed Dwelling To The South Of Hopesay, Shropshire | 08/05/2019 | 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 |
| 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 |
| 20/03100/FUL | Proposed Residential Development Land To The West Of Bache Mill, Diddlebury, Shropshire | 01/12/2021 | 4 | 2 | 2 | | | | | | 2 | 0 |
| 20/03308/FUL | Proposed Dwelling West Of Blacksmiths Cottage, Broome, Shropshire | 13/04/2021 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 20/04268/FUL | Little Onny, Horderley, Craven Arms, Shropshire, SY7 8HT | 16/08/2022 | 0 | 0 | 0 | | | | | | 0 | 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 |
| 21/02546/FUL | Proposed Barn Conversion South Of Upper Barn, Seifton, Craven Arms, Shropshire | 27/07/2021 | 1 | 0 | 1 | | | | | | 1 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 21/02782/FUL | Proposed Affordable Dwelling South Of B4364, Cleedownton, Shropshire | 10/06/2022 | 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 |
| 22/00397/FUL | Maryville, Aston On Clun, Craven Arms, Shropshire, SY7 8ER | 21/03/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 22/00778/OUT | Proposed Agricultural Workers Dwelling South Of Corfton Farm, Corfton, Shropshire | 21/07/2023 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 23/00660/FUL | Proposed Affordable Dwelling South West Of Clee St Margaret, Shropshire | 27/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02073/FUL | Proposed Residential Development NE Of Railway Terrace, Broome, Aston On Clun, Shropshire | 28/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02497/FUL | Aston Bank House, Bache Mill, Diddlebury, Shropshire, SY7 9JX | 22/08/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/02587/FUL | Proposed Affordable Dwelling Adj Broome Industrial Estate, Broome, Aston On Clun, Shropshire | 12/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03161/FUL | Proposed Conversion Of Agricultural Buildings East Of A49, Felhampton, Shropshire | 01/11/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04630/FUL | Craven Arms Hotel, Shrewsbury Road, Craven Arms, Shropshire, SY7 9QJ | 07/03/2024 | 8 | 0 | 8 | | | | | | 8 | 0 |
| 23/04654/FUL | The Chains, Munslow, Craven Arms, Shropshire, SY7 9ET | 18/12/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/05452/FUL | Streamside, Long Meadowend, Craven Arms, Shropshire, SY7 8ED | 19/03/2024 | 0 | 0 | 0 | | | | | | 0 | 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 |
| 15/05415/REM | Proposed Development Land South Of The Hawthorns, Ellesmere, Shropshire | 19/10/2017 | 112 | 103 | 9 | 9 | | | | | 9 | 0 |
| 16/01689/FUL | Buildings At Plas Thomas Farm, Dudleston, Ellesmere, Shropshire | 28/06/2018 | 3 | 0 | 3 | | | | | | 3 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 | 6 | 1 | | | | | | 1 | 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 | 7 | 0 | 7 | | 7 | | | | 7 | 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 |
| 20/02270/OUT | Land Adjacent To Glen Havon, Dudleston Heath, Shropshire | 22/03/2022 | 29 | 0 | 29 | | | | | | 29 | 0 |
| 20/04023/FUL | Proposed Dwelling To The West Of 14 Ellesmere Road, Tetchill, Shropshire | 12/02/2021 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 20/04388/FUL | Bank House, Copes Lane, Welshampton, SY12 0PY | 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 | 25 | 82 | 25 | 25 | 25 | 7 | | 82 | 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 0AQ | 18/02/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/00165/REM | Acorn Cottage, Lower Perth, 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 0EG | 31/05/2022 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 22/01295/CPL | Hilltop Farm, Hampton Wood, Ellesmere, Shropshire, SY12 0NN | 06/09/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/01333/COU | Holiday Let Accommodation At, Parkley, The Trench, Ellesmere, Shropshire, SY12 9DT | 17/05/2022 | 2 | 1 | 1 | | | | | | 1 | 0 |
| 22/02280/REM | Old Station Yard, Brownlow Road, Ellesmere, Shropshire | 20/10/2023 | 57 | 0 | 57 | | 25 | 25 | 7 | | 57 | 0 |
| 22/05178/FUL | Victoria Garage, Scotland Street, Ellesmere, Shropshire, SY12 0DG | 14/03/2023 | 8 | 0 | 8 | | | | | | 8 | 0 |
| 23/00351/FUL | Kenwick Grange, Kenwick Park, Ellesmere, Shropshire | 19/04/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00593/FUL | The Bungalow, 14B Brownlow Road, Ellesmere, Shropshire, SY12 0BA | 13/04/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/00787/FUL | Proposed Barn Conversion At The Cross, Ellesmere, Shropshire | 03/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01395/FUL | Tan House, Eastwick Lane, Dudleston Heath, Ellesmere, Shropshire, SY12 9DY | 15/06/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 23/01980/FUL | Proposed Barn Conversion To The North Of Sandy Lane, Ellesmere, Shropshire | 07/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02255/FUL | Kenwick Wood Farm, Cockshutt, Ellesmere, Shropshire, SY12 9AQ | 25/10/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/02764/FUL | Proposed Residential Dwelling To The NW Of New Marton, St Martins, Shropshire | 31/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03103/OUT | Proposed Dwelling Adjacent 3 Crosemere Crescent, Cockshutt, Shropshire | 12/10/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03290/FUL | Proposed Residential Barn Conversion East Of The Hollies, English Frankton, Ellesmere, Shropshire | 09/11/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/03995/FUL | The Bungalow, Lyneal Lane, Welshampton, Ellesmere, Shropshire, SY12 0PQ | 07/11/2023 | 0 | 0 | 0 | | | | | | 0 | 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 |
| 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 |
| 22/05481/FUL | Proposed Exception Site Dwelling To The North Of Hazelwells Road, Highley, Shropshire | 24/07/2023 | 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 |
| 23/00065/OUT | Land Rear Of Beech Croft, Vicarage Lane, Highley, Shropshire | 05/06/2023 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/02086/FUL | Proposed Residential Dwelling Adj. 11 Rhea Hall Estate, Highley, Bridgnorth, Shropshire, WV16 6LH | 14/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02215/FUL | Proposed Residential Development Land South West Of Church Street, Highley, Shropshire | 25/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 24/00315/FUL | Highley Medical Centre, Bridgnorth Road, Highley, Bridgnorth, Shropshire, WV16 6HG | 07/03/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 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 |
| 13/03933/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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 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 | 72 | 61 | 36 | 25 | | | | 61 | 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 | 26 | 111 | 40 | 40 | 31 | | | 111 | 0 |
| 18/05461/REM | Proposed Residential Development South Of A49, Ludlow, Shropshire | 05/12/2023 | 213 | 0 | 213 | | 15 | 36 | 54 | 54 | 159 | 54 |
| 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 |
| 19/02958/TDC | Proposed Residential Development Land To The North Of Richards Castle, Shropshire | 22/01/2021 | 9 | 0 | 9 | | | | | | 9 | 0 |
| 19/03470/REM | 5 Castle Close, Burford, Tenbury Wells, Shropshire, WR15 8AY | 01/10/2019 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 20/00860/FUL | Bellerose Lodge, Angel Bank, Bitterley, Ludlow, Shropshire, SY8 3HY | 24/04/2020 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 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 | 2 | 3 | | | | | | 3 | 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 21/05961/FUL | Proposed Residential Development Land At Foldgate Lane, Ludlow, Shropshire | 05/12/2023 | 42 | 0 | 42 | | | 13 | 29 | | 42 | 0 |
| 22/00471/FUL | Redroofs , 30A Temeside, Ludlow, Shropshire, SY8 1PB | 11/07/2022 | 0 | 0 | 0 | | | | | | 0 | 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 |
| 22/01760/OUT | Land North West Of Crosemere, Cockshutt, Shropshire | 20/10/2023 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 22/04241/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 |
| 23/01352/FUL | 4 Quality Square, Ludlow, Shropshire, SY8 1AR | 26/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02275/FUL | Proposed Affordable Dwelling To The West Of Tenbury Road, Clee Hill, Shropshire | 02/02/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02523/FUL | Proposed Barn Conversion NE Of Stoke Court, Greete, Shropshire | 15/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02718/FUL | 46 Bull Ring, Ludlow, Shropshire, SY8 1AB | 30/08/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/03024/FUL | Proposed Residential Barn Conversion At Batchcott, Richards Castle, Shropshire | 23/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04099/FUL | 3 Lower Galdeford, Ludlow, Shropshire, SY8 1RN | 10/11/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04213/OUT | Willowdene, Ludlow Road, Clee Hill, Ludlow, Shropshire, SY8 3PE | 22/11/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04747/FUL | 1 - 2 King Street, Ludlow, Shropshire, SY8 1AQ | 15/12/2023 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/04938/OUT | Proposed Dwelling North Of 18, Stanton Road, Ludlow, Shropshire | 04/01/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04992/FUL | Caynham Methodist Church, Caynham, Shropshire, SY8 3BW | 01/03/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/05491/FUL | 4 Sandpits Road, Ludlow, Shropshire, SY8 1HF | 20/03/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/05507/FUL | Rickards & Son Limited, 6 - 7 Bull Ring, Ludlow, Shropshire, SY8 1AE | 22/03/2024 | 2 | 0 | 2 | | | | | | 2 | 0 |
| SS/1/08/21335/F | 23-24 Corve Street, Ludlow | 26/10/2009 | 13 | 0 | 13 | | | | | | 13 | 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 |
| 10/04755/FUL | The Stables, Chipnall, Cheswardine, Market Drayton | 26/09/2012 | 4 | 0 | 4 | | | | | | 4 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 11/00819/FUL | The Round House, Tag Lane, Chipnal, Market Drayton | 19/04/2011 | 1 | 0 | 1 | | | | | | 1 | 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 | 18 | 0 | 18 | | | | | | 18 | 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 | 13 | 1 | | | | | | 1 | 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 |
| 16/04612/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 |
| 18/04326/FUL | Land To The South 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 |
| 19/03980/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 |
| 20/00620/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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 20/01682/FUL | Stafford Street And Cross Street Development, Market Drayton, TF9 1HY | 04/03/2021 | 6 | 0 | 6 | | | | | | 6 | 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 |
| 20/04290/FUL | Workshop, Podmore Road, Cheswardine, Shropshire | 15/06/2021 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 20/05367/REM | Little Acorns, Adderley Road, Spoonley, Market Drayton, Shropshire, TF9 3SR | 08/02/2022 | 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 | 25 | 184 | 50 | 50 | 50 | 34 | | 184 | 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 |
| 21/02294/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 |
| 21/04316/FUL | Upper Farm, Ridgwardine, Market Drayton, Shropshire, TF9 3TR | 08/02/2022 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 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 |
| 21/05292/FUL | Proposed Dwelling East Of Meadowside, Greenfields Lane, Market Drayton, Shropshire | 20/12/2021 | 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 |
| 22/00741/FUL | Land Off Abbots Way, Hodnet, Shropshire, TF9 3NQ | 11/01/2023 | 51 | 2 | 49 | 25 | 24 | | | | 49 | 0 |
| 22/00961/FUL | Proposed Residential Barn Conversions At Cotton Farm, Hodnet, Shropshire | 25/07/2022 | 7 | 0 | 7 | | | | | | 7 | 0 |
| 22/01203/FUL | The Bungalow, Hatton Road, Hinstock, Market Drayton, Shropshire, TF9 2TS | 26/04/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 22/01208/FUL | 15 And 15A Queen Street, Market Drayton, Shropshire | 13/06/2022 | 6 | 0 | 6 | | | | | | 6 | 0 |
| 22/01239/FUL | 15 Moreton Wood, Market Drayton, Shropshire, TF9 3RX | 17/05/2022 | 0 | 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 |
| 22/01789/OUT | Station Yard, Pipe Gate, Market Drayton, Shropshire | 26/06/2023 | 10 | 0 | 10 | | | | | | 10 | 0 |
| 22/02127/FUL | Redthorn, Newcastle Road, Woore, Shropshire, CW3 9SN | 09/09/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 22/03559/FUL | Land West London Road, Irelands Cross, Woore, Shropshire | 30/06/2023 | 10 | 0 | 10 | | | | | | 10 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 22/03863/FUL | The Lightwoods Farm 1, Goldstone, Cheswardine, Shropshire | 12/12/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/04054/FUL | Sunnyview, The Nook, Childs Ercall, Market Drayton, Shropshire, TF9 2DJ | 11/10/2022 | 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 Lipleay 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 |
| 22/05349/FUL | Proposed Residential Development Land To The North Of Orwell Road, Market Drayton, Shropshire | 05/06/2023 | 64 | 12 | 52 | 25 | 25 | 2 | | | 52 | 0 |
| 22/05402/FUL | Glencott, Longslow, Market Drayton, Shropshire, TF9 3QY | 24/01/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/05598/FUL | Land To The Rear Of The Kings Arms, Market Drayton, Shropshire | 14/04/2023 | 2 | 0 | 2 | | | | | | 2 | 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 |
| 23/00854/OUT | 10 Longslow, Market Drayton, Shropshire, TF9 3QY | 06/04/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01331/FUL | Land South Of 54 Red Bank Road, Market Drayton, Shropshire | 13/06/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/01366/FUL | Brook Farm, Sutton Road, Tern Hill, Market Drayton, Shropshire, TF9 2JH | 02/06/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/01638/FUL | Pine View, Lockleywood, Hinstock, Market Drayton, Shropshire, TF9 2LU | 09/06/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/02373/FUL | Land South Audlem Road, Woore, Shropshire | 22/02/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03189/FUL | Land South East Bowling Green Farm, The Avenue, Peplow, Market Drayton, Shropshire | 18/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03211/FUL | Woodfield, Audlem Road, Woore, Crewe, Shropshire, CW3 9RL | 15/09/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/03515/OUT | Land North West Of The Old Smithy, Longslow, Market Drayton, Shropshire, TF9 3QY | 13/11/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03728/FUL | Land South 3 Bartons Lane, Market Drayton, Shropshire | 02/11/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/03882/FUL | Peplow Hall, Peplow, Market Drayton, Shropshire, TF9 3JP | 21/12/2023 | -2 | 0 | -2 | | | | | | -2 | 0 |
| 23/04420/OUT | Site Of Universal House, Milton Drive, Market Drayton, Shropshire | 22/03/2024 | 38 | 0 | 38 | | | | | | 38 | 0 |
| 23/05277/FUL | Proposed Dwelling South Of Red Bank House, Red Bank Road, Market Drayton, Shropshire | 30/01/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 24/00450/REM | Proposed Dwelling To The Rear Of 11 Cemetery Road, Market Drayton, Shropshire, TF9 3BD | 13/03/2024 | 1 | 0 | 1 | | | | | | 1 | 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 | 5 | 1 | | | | | | 1 | 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/08/02032/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 |
| 15/01726/FUL | Barns At Brookside Farm, Pontesford, Shrewsbury, Shropshire. | 28/10/2015 | 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 |
| 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 | 2 | 1 | | | | | | 1 | 0 |
| 20/02247/REM | Residential Development North Of Leigh Road, Minsterley, Shrewsbury, Shropshire | 17/11/2020 | 28 | 12 | 16 | | | | | | 16 | 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 |
| 21/01639/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 | 3 | 1 | | | | | | 1 | 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 |
| 21/05089/FUL | The Den, Plealey, Shrewsbury, Shropshire, SY5 0UY | 13/04/2022 | 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 |
| 22/05217/FUL | Plot Adjacent Waverley Cottage, Pontesbury Hill Road, Pontesbury, Shrewsbury, Shropshire | 21/04/2023 | 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 23/00940/REM | Proposed Dwelling To The South Of Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire | 05/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02280/FUL | Proposed Dwelling Plot 2 To The South Of Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire | 29/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02670/FUL | Brook Vessons Farm, Gatten, Pontesbury, Shrewsbury, Shropshire, SY5 0SJ | 17/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03195/FUL | Marsley Farm, Habberley, Shrewsbury, Shropshire, SY5 0SQ | 15/09/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/03269/REM | Land Adjacent Mount House, Pontesbury Hill Road, Pontesbury, Shrewsbury, Shropshire | 08/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04039/FUL | Proposed Affordable Dwelling To The North East Of Pontesford, Shrewsbury, Shropshire | 24/01/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04167/FUL | Hare And Hounds, Cruckton, Shrewsbury, Shropshire, SY5 8PW | 11/03/2024 | 10 | 0 | 10 | | | | | | 10 | 0 |
| 23/04898/FUL | Proposed Residential Barn Conversions To The East Of Leigh Road, Minsterley, Shrewsbury, Shropshire | 25/03/2024 | 6 | 0 | 6 | | | | | | 6 | 0 |
| 23/05002/FUL | Proposed Barn Conversion East Of Hillsborough, Habberley, Shrewsbury, Shropshire | 22/03/2024 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 14/04441/FUL | The Arc, Bourton, Much Wenlock, Shropshire | 21/10/2015 | 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 |
| 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 |
| 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 |
| 19/02916/FUL | Proposed Residential Development Land East Of Highfields Farm, Church Preen, Church Stretton, Shropshire | 08/06/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 19/03026/FUL | 15 High Street, Much Wenlock, Shropshire, TF13 6AA | 22/10/2019 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 19/04487/FUL | Proposed Residential Development To The North Of Sheinton Road, Cressage, Shrewsbury, Shropshire | 08/09/2020 | 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 | 1,075 | 0 | 1,075 | 10 | 70 | 70 | 70 | 70 | 290 | 785 |
| 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 21/05911/FUL | Site Of Burnetts, Callaughton, Much Wenlock, Shropshire | 26/05/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/01028/FUL | Manor Farm House, Brockton, Much Wenlock, Shropshire, TF13 6JR | 26/10/2022 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 22/01617/FUL | Porch Cottage, Crown Lane, Cressage, Shrewsbury, Shropshire, SY5 6BT | 22/06/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/01675/FUL | 24 Barrow Street, Much Wenlock, Shropshire, TF13 6EN | 28/06/2022 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 22/04391/FUL | Cuan Wildlife Rescue, Wildlife Rescue Centre At The Signals, Stretton Road, Much Wenlock, Shropshire, TF13 6DD | 04/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/04970/REM | Brockton Farm, Brockton, Much Wenlock, Shropshire, TF13 6JR | 09/02/2023 | 4 | 0 | 4 | | | | | | 4 | 0 |
| 23/00436/FUL | 12 High Street, Much Wenlock, Shropshire, TF13 6AA | 03/04/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01376/FUL | Proposed Local Needs Dwelling To The South Of Stanton Long, Much Wenlock, Shropshire | 09/01/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03985/FUL | Proposed Barn Conversion Barn 6 At Hill Farm, Bourton, Much Wenlock, Shropshire | 18/12/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| BR/APP/FUL/03/0403 | Manor Farm, I317, Easthope, Much Wenlock | 22/07/2003 | 4 | 1 | 3 | | | | | | 3 | 0 |
| SA/09/0029/F | Land At Church Farm, Buildwas, Telford | 10/03/2009 | 4 | 2 | 2 | | | | | | 2 | 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 |
| 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 | Brogyntyn Hall, Brogyntyn, 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 | 6 | 3 | | | | | | 3 | 0 |
| 15/04473/REM | Land On North Side Of Whittington Road, Gobowen, Oswestry, Shropshire | 13/04/2018 | 41 | 11 | 30 | | | | | | 30 | 0 |
| 15/04690/REM | Proposed Residential Development Land East Of Kingfisher Way, Morda, Shropshire | 29/07/2016 | 46 | 31 | 15 | | | | | | 15 | 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 |
| 16/04426/FUL | The Smithfield Hotel, 1 Salop Road, Oswestry, SY11 2NR | 14/03/2017 | 7 | 0 | 7 | | | | | | 7 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 | 2 | 2 | | | | | | 2 | 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 |
| 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 |
| 18/03529/FUL | Yew Tree Cottage, Hengoed, Oswestry, Shropshire, SY10 7AD | 02/10/2019 | 0 | 0 | 0 | | | | | | 0 | 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 | 2 | 1 | | | | | | 1 | 0 |
| 19/02963/FUL | Twmpath Cottages, Twmpath Lane, Gobowen, Shropshire | 12/01/2022 | 12 | 0 | 12 | | | | | | 12 | 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 | 69 | 11 | 11 | | | | | 11 | 0 |
| 19/05047/FUL | Bromley's Hideaway, 3A Willow Street, Oswestry, Shropshire, SY11 1AF | 25/02/2020 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 19/05552/FUL | Proposed Residential Development Land At Maesbury Marsh, Shropshire | 25/08/2020 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 20/00430/FUL | Land South By-pass Road, Gobowen, Shropshire | 13/09/2021 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 20/00707/FUL | Treatment Works, Racecourse Road, Oswestry, Shropshire | 14/02/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 20/01522/REM | Garage Adjacent To The Last Inn, Hengoed, Shropshire | 18/11/2020 | 4 | 2 | 2 | | | | | | 2 | 0 |
| 20/01945/FUL | Proposed Dwelling To The South Of Top Street, Whittington, Shropshire | 09/11/2020 | 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 |
| 20/04913/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 |
| 21/00083/FUL | The Old Canal Warehouse, St Martins Road, St Martins, Shropshire | 17/02/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 21/00202/FUL | Land East Of Wigmarsh Cottage, Wigmarsh, West Felton, Shropshire | 31/12/2021 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 21/01012/FUL | Darjeeling, School Lane, St Martins, SY11 3BX | 26/08/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 21/01230/FUL | Proposed Residential Development Land South Of Aspen Grange, Weston Rhyn, Shropshire | 26/11/2021 | 40 | 19 | 21 | | | | | | 21 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 21/01628/FUL | Bryngwilla Lodge, St Martins, Oswestry, Shropshire, SY10 7AY | 28/05/2021 | 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 | 42 | 0 | 42 | | | | | | 42 | 0 |
| 21/02724/FUL | Proposed Residential Dwelling Plot At Wern, Weston Rhyn, Shropshire | 26/07/2021 | 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 | 20 | 50 | 50 | | | 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 |
| 21/04031/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 Kilnside, 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 |
| 22/00201/FUL | Land Off Southlands Avenue, Gobowen, Shropshire | 09/06/2022 | 38 | 0 | 38 | | | | | | 38 | 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 |
| 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 |
| 22/01878/FUL | Proposed Residential Development Land At Maesbury Marsh, Shropshire | 08/11/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/01902/FUL | The Cottage, Edgerley, Oswestry, Shropshire, SY10 8ER | 20/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 22/02246/FUL | Golden Lion Inn, Upper Church Street, Oswestry, Shropshire, SY11 2AA | 15/12/2022 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 22/03565/FUL | Abbotsford, Morda Road, Oswestry, Shropshire, SY11 2AT | 21/12/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/03640/FUL | Preesgweene Farm, Preesgweene, Weston Rhyn, Oswestry, Shropshire, SY10 7SU | 04/10/2022 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 22/03924/FUL | R G Stones (Timber) Ltd, The Sawmills, Rhoswel, Weston Rhyn, Oswestry, Shropshire, SY10 7TG | 16/06/2023 | 61 | 0 | 61 | 25 | 25 | 11 | | | 61 | 0 |
| 22/04138/FUL | Heatherdene Residential Care Home, 3 Upper Brook Street, Oswestry, Shropshire, SY11 2TB | 20/12/2022 | -8 | 0 | -8 | | | | | | -8 | 0 |
| 22/04163/FUL | Morda Methodist Church, Trefonen Road, Morda, Shropshire | 07/11/2022 | 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 |
| 22/05562/FUL | Rose Cottage, The Wood Farm, Maesbrook, Shropshire | 24/04/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/05569/OUT | 1 Stone Cottage, Chapel Lane, Knockin Heath, Shropshire | 06/02/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/05620/FUL | Lady Hill Farm, West Felton, Oswestry, Shropshire, SY11 4JZ | 04/05/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/00087/FUL | Tilings, Whittington Road, Gobowen, SY11 3NA | 16/11/2023 | 15 | 0 | 15 | | | | | | 15 | 0 |
| 23/00092/FUL | Land South Station Road, Pant, Shropshire | 17/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00225/FUL | Land North Of Whittington Road, Oswestry | 25/01/2024 | 83 | 0 | 83 | | 25 | 25 | 25 | 8 | 83 | 0 |
| 23/01161/REM | Land North East Ash Grove, Overton Road, St Martins, Shropshire | 16/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01177/FUL | Darwin House, Dovaston, Kinnerley, Oswestry, Shropshire, SY10 8DS | 06/06/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/01360/FUL | Plot 1, Waen Lane, Maesbury Marsh, Shropshire | 06/03/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01590/FUL | Oakhurst Hall, Oakhurst Road, Oswestry, Shropshire | 14/08/2023 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/02248/FUL | Post Office And Stores, Kinnerley, Oswestry, Shropshire, SY10 8DF | 11/09/2023 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/02651/FUL | Proposed Residential Development Land West Of Lower House Farm, Knockin, Shropshire | 20/10/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/02709/FUL | Aston Farm, Aston, Oswestry, Shropshire, SY11 4LS | 24/09/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/02772/FUL | Proposed Dwelling To The West Of The Firs, Firs Close, St Martins, Shropshire | 27/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02893/FUL | Proposed Residential Development West Of Darlee Cottage, Brownhill, Ruyton Xi Towns, Shropshire | 14/09/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/02975/FUL | Proposed Residential Conversion Of Outbuilding At Canal View, Maesbury Marsh, Oswestry, Shropshire | 07/12/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03421/FUL | Little Ifton Farm House, Overton Road, Ifton Heath, St Martins, Oswestry, Shropshire, SY11 3DH | 02/10/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 23/03528/FUL | Four Gables, 96 Middleton Road, Oswestry, Shropshire, SY11 2LH | 10/10/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03719/FUL | Earthlink Good Vibrations, 31 Leg Street, Oswestry, Shropshire, SY11 2NN | 08/12/2023 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/04054/COU | 3 Upper Brook Street, Oswestry, Shropshire, SY11 2TB | 03/11/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04319/FUL | Chirk Bank Methodist Church, Upper Chirk Bank, Chirk Bank, Wrexham, Shropshire, LL14 5DP | 13/12/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04909/FUL | Holiday Let Accommodation At The Drift House, Croesau Bach, Shropshire, SY10 9BG | 08/02/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04928/FUL | Pentrewern Farm, Gobowen, Oswestry, Shropshire, SY10 7JZ | 07/02/2024 | 5 | 0 | 5 | | | | | | 5 | 0 |
| 23/05027/FUL | Ivy House Farm, Knockin, Oswestry, Shropshire, SY10 8HN | 23/01/2024 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/05188/FUL | Baldin Oak, Dovaston, Kinnerley, Shropshire | 30/01/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 24/00024/FUL | The Sycamores, St Martins Road, St Martins, Oswestry, Shropshire, SY10 7BJ | 11/03/2024 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 24/00485/FUL | Barnyard Croft, Church Street, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LA | 19/03/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| OS/01/11811/FUL | Llynclys Hall Farm, Sweeney, Oswestry | 09/08/2002 | 2 | 0 | 2 | | | | | | 2 | 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/07/15325/REM | Adj Anvic House, Rhoswiell, Weston Rhyn, Oswestry | 15/01/2008 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 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 |
| 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 |
| 20/04772/FUL | Proposed Residential Barn Conversions At Church Farm, Hall Lane, Kemberton, Shifnal, Shropshire | 03/12/2021 | 3 | 0 | 3 | | | | | | 3 | 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 |
| 22/03250/FUL | Meashill Farm, Offoxey Road, Tong, Shifnal, Shropshire, TF11 8QB | 19/12/2022 | -1 | 0 | -1 | | | | | | -1 | 0 |
| 22/03452/FUL | Proposed Dwelling North East Of Park Farm, Wolverhampton Road, Shifnal, Shropshire | 30/09/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02771/FUL | Land At Lamledge Lane, Shifnal, Shropshire | 30/11/2023 | 6 | 0 | 6 | | | | | | 6 | 0 |
| 23/02777/FUL | 84 Heath Hill, Sheriffhales, Shifnal, Shropshire, TF11 8RR | 18/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03205/FUL | Woodside Farm, Lizard Lane, Tong, Shifnal, Shropshire, TF11 8QE | 18/09/2023 | -1 | 0 | -1 | | | | | | -1 | 0 |
| 23/05265/FUL | Glendene, Grooms Lane, Kemberton, Shifnal, Shropshire, TF11 9LS | 02/02/2024 | 0 | 0 | 0 | | | | | | 0 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 24/00195/FUL | Proposed Residential Barn Conversion North Of Lilyhurst Farm, Lilyhurst, Sheriffhales, Shropshire | 20/03/2024 | 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 |
| 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 |
| 13/03158/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 |
| 14/01187/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 |
| 14/03858/FUL | Proposed Earth Sheltered Eco Dwelling At Hopton, Nesscliffe, Shrewsbury, Shropshire | 02/07/2015 | 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 16/04232/REM | Proposed Dwelling West Of Ryton Villa Court, Little Ryton, Shrewsbury, Shropshire | 31/10/2016 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 17/00324/FUL | 39 St Johns Hill, Shrewsbury, Shropshire, SY1 1JQ | 26/04/2017 | 3 | 0 | 3 | | | | | | 3 | 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 |
| 17/05459/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 |
| 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 |
| 18/00287/FUL | Proposed Residential Development, Land To The North East Of Hookagate, Shrewsbury, Shropshire | 26/07/2018 | 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 |
| 18/02659/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 |
| 18/04315/REM | Development Plot, Sharpstones Lane, Bayston Hill, Shrewsbury, Shropshire | 14/12/2018 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 18/04418/FUL | The Dairy, Rowton, Halfway House, Shrewsbury, Shropshire, SY5 9EP | 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 |
| 19/00234/FUL | Yockleton Grange, Yockleton, Shrewsbury, Shropshire, SY5 9PQ | 22/03/2019 | 15 | 0 | 15 | | | | | | 15 | 0 |
| 19/00420/FUL | Land South West Of Brook Farm, Longden Common, Shrewsbury, Shropshire | 17/09/2019 | 1 | 0 | 1 | | | | | | 1 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 | 148 | 2 | 2 | | | | | 2 | 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 |
| 19/02558/REM | Proposed Residential Development Land To The South Of Annscroft, Shrewsbury, Shropshire | 02/08/2019 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 19/02852/FUL | Warehouses At Coton Farm, Brompton, Cross Houses, Shrewsbury, Shropshire, SY5 6LF | 11/10/2019 | 3 | 0 | 3 | | | | | | 3 | 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 |
| 19/03521/REM | Proposed Dwelling South Of The Firs, Exfords Green, Shrewsbury, Shropshire | 17/11/2020 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 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 |
| 19/04553/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 |
| 19/04934/FUL | Proposed Dwelling Opposite The Smithy, Garmston, Shrewsbury, Shropshire | 20/11/2020 | 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 |
| 19/05564/REM | Land Between Preston Street & London Road, Shrewsbury, Shropshire | 30/06/2020 | 247 | 43 | 204 | 90 | 90 | 24 | | | 204 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 20/01341/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 | 70 | 270 | 60 | 60 | 60 | 60 | 30 | 270 | 0 |
| 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 |
| 20/03353/FUL | Proposed Barn Conversions At Ensdon, Montford Bridge, Shrewsbury, Shropshire | 07/12/2020 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 20/03996/FUL | Land On The West Side Of St Michaels Street, Shrewsbury | 26/11/2020 | 5 | 0 | 5 | | | | | | 5 | 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 | | 6 | 38 | 38 | 38 | 120 | 0 |
| 20/05217/FUL | Site Of Former Sports And Social Club And Bowling Green, Albert Road, Shrewsbury, Shropshire SY1 4JB | 22/05/2023 | 26 | 0 | 26 | | | | | | 26 | 0 |
| 20/05286/FUL | Spring Cottage, Lyth Hill, Shrewsbury, SY3 0BS | 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, Conover, Shrewsbury, Shropshire | 06/12/2021 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 21/00475/OUT | Former Bowling Green, Ford, Shrewsbury, Shropshire | 27/04/2022 | 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 |
| 21/01345/FUL | Barn At Bicton House, Holyhead Road, Bicton, Shrewsbury, Shropshire | 06/10/2021 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 21/01700/FUL | Proposed Dwelling North Of 3 Pyepit Cottages, Condoover, Shrewsbury, Shropshire | 08/06/2021 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 21/03378/REM | Proposed Care Home, Shillingston Drive, Berwick Grange, Shrewsbury, Shropshire | 21/03/2022 | 70 | 0 | 70 | | 70 | | | | 70 | 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 |
| 21/03455/FUL | Proposed Dwelling West Of 1 Caradoc View, Hanwood, Shrewsbury, Shropshire | 02/12/2021 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 21/03954/FUL | Hartlands Rest Home, Whitehall Street, Shrewsbury, Shropshire, SY2 5AD | 01/11/2021 | 6 | 0 | 6 | | | | | | 6 | 0 |
| 21/04188/FUL | Brook Barn, Stapleton, Dorrington, Shrewsbury, Shropshire, SY5 7EJ | 05/07/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 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 | 18 | 8 | | | | | | 8 | 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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 21/05743/OUT | Land Off Ellesmere Road, Hencote, Shrewsbury, Shropshire | 02/03/2023 | 204 | 0 | 204 | | | 206 | | | 204 | 0 |
| 21/05900/FUL | Land At Manor Farm, Preston Gubbals, Shrewsbury, Shropshire | 19/08/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 21/05981/FUL | Proposed Residential Development Site North Of, London Road, Shrewsbury, Shropshire | 10/10/2022 | 134 | 3 | 131 | 38 | 38 | 38 | 17 | | 131 | 0 |
| 21/05996/FUL | Meadowsweet, Post Office Lane, Hanwood, Shrewsbury, SY5 8LR | 20/07/2022 | 0 | 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 |
| 22/01275/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 |
| 22/01583/FUL | 77 Wyle Cop, Shrewsbury, Shropshire, SY1 1UT | 06/06/2022 | 6 | 0 | 6 | | | | | | 6 | 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 |
| 22/01867/REM | Development Land To The South Of Oteley Road, Shrewsbury, Shropshire | 25/08/2022 | 35 | 4 | 31 | 31 | | | | | 31 | 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 |
| 22/02361/FUL | Stoneybank, Weir Road, Hanwood, Shrewsbury, SY5 8LA | 13/07/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 22/02503/REM | Proposed Dwelling To The East Of 16 Queensway, Wilcott, Shrewsbury, Shropshire | 22/07/2022 | 1 | 0 | 1 | | | | | | 1 | 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 |
| 22/02910/COU | Sydney House Hotel, Coton Crescent, Shrewsbury, Shropshire, SY1 2LJ | 10/08/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 22/02949/REM | Proposed Residential Development Land To The West Of Ellesmere Road, Shrewsbury, Shropshire | 27/06/2019 | 36 | 0 | 36 | | 20 | 16 | | | 36 | 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 Harlescote 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 | 1 | 1 | | | | | | 1 | 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, Condoover, Shrewsbury, Shropshire | 07/10/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/03543/FUL | Proposed Residential Development Land To The South Of Welshpool Road, Bicton Heath, Shrewsbury, Shropshire | 07/07/2023 | 106 | 0 | 106 | | 38 | 38 | 30 | | 106 | 0 |
| 22/03752/FUL | Land Adjacent To Melville House, Station Road, Baschurch, Shropshire | 23/03/2023 | 48 | 7 | 41 | | | | | | 41 | 0 |
| 22/03877/FUL | Proposed Commercial Development Land To The South Of Hazledine Way, Shrewsbury, Shropshire | 17/08/2023 | 42 | 0 | 42 | | | | | | 42 | 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 |
| 22/04283/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 | 19 | 131 | 50 | 50 | 31 | | | 131 | 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 |
| 22/04860/FUL | The Anchor Inn, Gloucester Road, Shrewsbury, Shropshire, SY1 3PR | 12/01/2024 | 13 | 0 | 13 | | | | | | 13 | 0 |
| 22/04892/FUL | Tythe House Farm, Ford Heath, Shrewsbury, Shropshire, SY5 9GD | 27/02/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/04916/FUL | Proposed Affordable Dwelling West Of The Clamp, Shrawardine, Shrewsbury, Shropshire | 13/11/2023 | 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 |
| 22/05291/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 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 22/05537/FUL | Proposed Dwelling To The East Of, Upper Road, Shrewsbury, Shropshire | 06/02/2023 | 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, Wilcote, Shrewsbury, Shropshire | 21/03/2023 | 4 | 0 | 4 | | | | | | 4 | 0 |
| 23/00391/FUL | Proposed Barn Conversion At Upper Cothercott, Pulverbatch, Shrewsbury, Shropshire | 25/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00455/FUL | 39 - 40 Castle Street, Shrewsbury, Shropshire, SY1 2BW | 17/04/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00785/FUL | Nesscliffe Hotel, Holyhead Road, Nesscliffe, Shrewsbury, Shropshire, SY4 1DB | 20/04/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00797/FUL | Berwick House, Berwick Road, Upper Berwick, Shrewsbury, Shropshire, SY4 3HW | 14/04/2023 | -1 | 0 | -1 | | | | | | -1 | 0 |
| 23/00993/FUL | Zions Hill Presbyterian Chapel, Baschurch Road, Bomere Heath, Shrewsbury, Shropshire | 10/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01082/COU | 15 Shorncliffe Drive, Shrewsbury, Shropshire, SY3 8TE | 27/04/2023 | -1 | 0 | -1 | | | | | | -1 | 0 |
| 23/01480/FUL | 148 Sutton Road, Shrewsbury, Shropshire, SY2 6QT | 26/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01487/FUL | Evadere, Battlefield, Shrewsbury, Shropshire, SY4 4AA | 01/06/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/01496/FUL | Pen Y Fron, Westbury, Shrewsbury, Shropshire, SY5 9RL | 25/05/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/01535/FUL | TSB Bank Plc, 45 High Street, Shrewsbury, Shropshire, SY1 1ST | 23/05/2023 | 4 | 0 | 4 | | | | | | 4 | 0 |
| 23/01592/FUL | Upper Floors 12 And 13 Mardol Head, Shrewsbury, Shropshire, SY1 1HD | 27/06/2023 | 8 | 0 | 8 | | | | | | 8 | 0 |
| 23/01792/OUT | 125 Wenlock Road, Shrewsbury, Shropshire, SY2 6JX | 11/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01854/FUL | Salopian Sports, 17 Wyle Cop, Shrewsbury, Shropshire, SY1 1XB | 21/06/2023 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/01903/FUL | 94 Longden Road, Shrewsbury, Shropshire, SY3 7HS | 17/07/2023 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/01945/FUL | Montpelier House, Belle Vue Road, Shrewsbury, Shropshire, SY3 7NR | 04/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02093/FUL | 3 Holyhead Road, Nesscliffe, Shrewsbury, Shropshire | 06/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02124/FUL | The Stables, Limes Paddock, Dorrington, Shrewsbury, Shropshire, SY5 7LF | 29/08/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/02235/FUL | 86 Whitemere Road, Shrewsbury, Shropshire, SY1 3DD | 25/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02549/FUL | Workshop Adjacent Glencoe, Walford Heath, Shrewsbury, Shropshire, SY4 3AZ | 07/11/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02584/FUL | 6 Merrington, Bomere Heath, Shrewsbury, Shropshire, SY4 3QE | 13/09/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/02695/FUL | Proposed Residential Development Land To The North Of Betley Lane, Bayston Hill, Shrewsbury, Shropshire | 10/08/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/02790/FUL | 31 Nibs Heath, Montford Bridge, Shrewsbury, Shropshire, SY4 1HL | 21/08/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/03074/FUL | Coton Hill House, Berwick Road, Shrewsbury, Shropshire, SY1 2PG | 10/10/2023 | -15 | 0 | -15 | | | | | | -15 | 0 |
| 23/03165/FUL | Lloyds Bank Plc, 6 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3BQ | 15/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03443/FUL | Ferndale, 1 Monday Town, Westbury, Shrewsbury, Shropshire, SY5 9HG | 21/11/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/03503/FUL | Former HSS Hire Shop, St Michaels Street, Shrewsbury, Shropshire, SY1 2ES | 24/11/2023 | 8 | 0 | 8 | | | | | | 8 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 23/03578/FUL | Fenemere Manor, Fenemere, Baschurch, Shropshire, SY4 2JG | 25/09/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03634/FUL | Eye Manor, Eaton Constantine, Shrewsbury, Shropshire, SY5 6SQ | 23/10/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03662/FUL | 5 Alverley Close, Shrewsbury, Shropshire, SY3 8LS | 02/10/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/03766/FUL | 19 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB | 16/01/2024 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/03843/FUL | Land At William Farr House, Mytton Oak Road, Shrewsbury, Shropshire, SY3 8XL | 12/02/2024 | 76 | 0 | 76 | | | 76 | | | 76 | 0 |
| 23/03972/FUL | Bicton Heath House, Knowsley Drive, Bicton Heath, Shrewsbury, SY3 5DH | 07/02/2024 | 4 | 0 | 4 | | | | | | 4 | 0 |
| 23/04053/FUL | Barkers House, Withington, Shrewsbury, Shropshire, SY4 4QG | 22/11/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/04227/FUL | 3 New Street, Shrewsbury, Shropshire, SY3 8JN | 15/12/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04421/FUL | Talbot House, Market Street, Shrewsbury, Shropshire, SY1 1LG | 05/12/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04744/FUL | The Belvidere, Crowmere Road, Shrewsbury, SY2 5LA | 07/02/2024 | 9 | 0 | 9 | | | | | | 9 | 0 |
| 23/05287/FUL | Proposed Residential Development To The South Of Cross Lane, Bayston Hill, Shrewsbury, Shropshire | 30/01/2024 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/05453/VAR | Proposed Residential Development Land West Of Ye Old Farm, Stapleton, Shrewsbury, Shropshire | 19/03/2024 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/05460/FUL | Barn At Norton House, Bings Heath, Shrewsbury, Shropshire | 07/02/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/05502/FUL | First And Second Floor, 32 High Street, Shrewsbury, Shropshire, SY1 1SF | 08/03/2024 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 24/00030/FUL | 1 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW | 06/03/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 24/00243/FUL | 17A Swan Hill, Shrewsbury, Shropshire, SY1 1NL | 15/03/2024 | 1 | 0 | 1 | | | | | | 1 | 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/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 | 1 | 2 | | | | | | 2 | 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 |
| 16/03150/FUL | Outbuildings At The Rookery, Northwood, Shrewsbury, Shropshire | 25/04/2017 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 18/00824/FUL | Shawbury Park, Shawbury, Shropshire | 03/09/2018 | 4 | 0 | 4 | | | | | | 4 | 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 | 02/08/2024 | 5 | 0 | 5 | | | | | | 5 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 20/03624/FUL | Woodland Farm, Wytheford Road, Shawbury, Shrewsbury, Shropshire, SY4 4JQ | 15/09/2021 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 20/04246/FUL | Heath Farm House, Painsbrook Lane, Hadnall, SY4 4BB | 01/03/2021 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 21/02184/FUL | 19 - 21 High Street, Wem, Shropshire, SY4 5DG | 24/06/2021 | 1 | 0 | 0 | | | | | | 0 | 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 |
| 21/03070/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, Soulton Road, Soulton, 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 |
| 22/01114/FUL | Saracens, Shrewsbury Road, Hadnall, Shrewsbury, Shropshire, SY4 4AG | 10/06/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 22/01290/FUL | Land South Hall Drive, Hadnall, Shropshire | 17/07/2023 | 4 | 0 | 4 | | | | | | 4 | 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 |
| 22/03199/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 |
| 22/05030/FUL | Coed Hill, Aston Road, Wem, Shrewsbury, Shropshire, SY4 5JD | 12/01/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/00059/FUL | Old Post Office And Buildings To The Rear 25 High Street, Wem, Shrewsbury, Shropshire, SY4 5DG | 18/04/2023 | 8 | 0 | 8 | | | | | | 8 | 0 |
| 23/00873/FUL | Edinburgh House, New Street, Wem | 24/01/2024 | 28 | 0 | 28 | | | | | | 28 | 0 |
| 23/00898/FUL | Oakwood Grange, Bings Heath, Astley, Shropshire, SY4 4BY | 26/04/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/00942/FUL | Woodstyle Farm, Shrewsbury Road, Grinshill, Shrewsbury, Shropshire, SY4 3LJ | 07/06/2023 | 7 | 0 | 7 | | | | | | 7 | 0 |
| 23/01325/FUL | Proposed Local Needs Dwelling North Of 14 Waterloo, Whixall, Shropshire | 31/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01451/FUL | 13 Mytton Lane, Shawbury, Shrewsbury, Shropshire, SY4 4JE | 16/05/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/02012/OUT | Land Rear Of The Maltings, 119 High Street, Wem, Shropshire | 19/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02662/FUL | 10 - 12 High Street, Wem, Shropshire | 15/08/2023 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/02681/FUL | The Archways, Brookside, Myddle, Shropshire, SY4 3RR | 20/10/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02689/FUL | Pinfold Farm, Northwood, Wem, Shrewsbury, Shropshire, SY4 5NP | 18/01/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03093/FUL | The Stables, Booley Road, Stanton Upon Hine Heath, Shropshire, SY4 4LP | 01/02/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 23/03256/FUL | Land Rear 73 High Street, Wem, Shrewsbury, Shropshire, SY4 6ND | 06/12/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03572/FUL | The Lodge, Shrewsbury Road, Shawbury, Shrewsbury, Shropshire, SY4 4NN | 02/10/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03817/FUL | Proposed Residential Barn Conversions At Preston Springs Farm, Palms Hill, Wem, Shropshire | 25/01/2024 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/04675/FUL | Coton Methodist Church, Coton, Whitchurch, Shropshire, SY13 3LT | 08/12/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04757/FUL | Proposed Barn Conversions At The Pools Farm, Ellesmere Road, Wem, Shropshire | 05/02/2024 | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/04895/FUL | 26 - 28 Aston Street, Wem, Shrewsbury, Shropshire, SY4 5AY | 19/02/2024 | 6 | 0 | 6 | | | | | | 6 | 0 |
| 23/05236/FUL | Proposed Residential Barn Conversions SW Of Brockhurst Farm, Aston, Wem, Shropshire | 12/02/2024 | 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/08/01981/FUL | Myrtle Villa, New Street, Wem, Shrewsbury | 07/01/2009 | 3 | 0 | 3 | | | | | | 3 | 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 |
| 11/05484/FUL | Land Adj Wood View, Lacon Street, Prees, Whitchurch | 24/05/2012 | 2 | 1 | 1 | | | | | | 1 | 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 | 26 | 89 | 10 | 10 | 10 | 10 | 10 | 50 | 39 |
| 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 |
| 16/04460/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 | 9 | 0 | 9 | | | | | | 9 | 0 |
| 17/03076/REM | Land Off Alport Road, Whitchurch, Shropshire, SY13 1NR | 31/01/2018 | 90 | 76 | 14 | 14 | | | | | 14 | 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 |
| 18/05749/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 |
| 19/01935/FUL | 12 Bredwood Arcade, 10 Green End, Whitchurch, Shropshire, SY13 1AD | 04/07/2019 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 19/02962/FUL | Mickley, Tern Hill, Shropshire | 20/08/2021 | 2 | 0 | 2 | | | | | | 2 | 0 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 20/01284/FUL | Pauls Moss Community Room, Pauls Moss, Whitchurch, Shropshire, SY13 1HH | 28/05/2020 | 4 | 0 | 4 | | | | | | 4 | 0 |
| 20/03529/FUL | Land Adjacent Roseleigh, Wrexham Road, Whitchurch, Shropshire | 13/07/2021 | 33 | 0 | 33 | | | | | | 33 | 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 | -17 | 0 | -17 | | | | | | -17 | 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 |
| 20/05322/REM | Proposed Residential Development Land To The East Of Ballacraigne, Heathwood Road, Higher Heath, Whitchurch, Shropshire | 05/05/2021 | 2 | 1 | 1 | | | | | | 1 | 0 |
| 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 |
| 21/02288/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 |
| 22/02988/OUT | Ambulance Station Site, Queensway, Whitchurch, Shropshire | 08/11/2022 | 5 | 0 | 5 | | | | | | 5 | 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 |
| 22/03547/FUL | Cartref, Brades Road, Prees, Whitchurch, Shropshire, SY13 2DX | 26/09/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 22/03708/FUL | Proposed Residential Development Land To The North Of Waymills, Whitchurch, Shropshire | 01/03/2023 | 53 | 5 | 48 | 25 | 23 | | | | 48 | 0 |
| 22/04360/FUL | Land West Tilstock Road, Whitchurch, Shropshire | 26/05/2023 | 561 | 0 | 561 | 50 | 75 | 75 | 75 | 75 | 350 | 211 |

| Planning Application | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 22/04611/COU | Pine Lodge , London Road, Higher Heath, Whitchurch, Shropshire, SY13 2JA | 24/11/2022 | -1 | 0 | -1 | | | | | | -1 | 0 |
| 22/04884/OUT | Land Rear 2 And 4 Alkington Road, Whitchurch, Shropshire, SY13 1EH | 11/01/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/05679/FUL | 34 Green End, Whitchurch, Shropshire, SY13 1AA | 12/02/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00046/FUL | Land West Of Wayland Close, Whitchurch, Shropshire | 09/03/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/00434/FUL | Brereton, Heathwood Road, Higher Heath, Whitchurch, Shropshire, SY13 2HH | 11/04/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00833/FUL | Outbuilding North The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR | 31/05/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00956/FUL | 2 Oak Tree Way, Whitchurch, Shropshire, SY13 1RZ | 27/04/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01205/FUL | 30 - 32 High Street, Whitchurch, Shropshire, SY13 1AU | 27/04/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01684/FUL | Dodington Surgery, 29 Dodington, Whitchurch, Shropshire, SY13 1EL | 04/10/2023 | 5 | 0 | 5 | | | | | | 5 | 0 |
| 23/02761/FUL | Le Grand Nursing Home, Tilstock, Whitchurch, Shropshire, SY13 3JL | 10/08/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/03342/FUL | Dodington Lodge, Dodington, Whitchurch, Shropshire, SY13 1EN | 28/02/2024 | 11 | 0 | 11 | | | | | | 11 | 0 |
| 23/03374/OUT | Navarac, Golf House Lane, Prees Heath, Whitchurch, Shropshire, SY13 3JU | 12/09/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/04392/FUL | Park Cottage, 15 Hollins Lane, Tilstock, Whitchurch, Shropshire, SY13 3NU | 04/12/2023 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/04626/FUL | First Floor Office, 16 - 18 Watergate Street, Whitchurch, Shropshire, SY13 1DW | 14/12/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/04826/FUL | Alandale, Preeswood, Prees, Whitchurch, Shropshire, SY13 2EL | 08/01/2024 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/05070/FUL | 33 Tilstock, Whitchurch, Shropshire, SY13 3NR | 27/02/2024 | -1 | 0 | -1 | | | | | | -1 | 0 |
| 23/05146/FUL | Lower Blackoe Farm, Alkington, Whitchurch, Shropshire, SY13 3NX | 19/01/2024 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/05228/FUL | 7 Burleydam Road, Ightfield, Whitchurch, Shropshire, SY13 4BW | 12/02/2024 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 23/05267/FUL | Hibbert LLP, 29 St Marys Street, Whitchurch, Shropshire, SY13 1RA | 02/02/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/05469/FUL | 29 Pear Tree Lane, Whitchurch, Shropshire, SY13 1NG | 09/02/2024 | 0 | 0 | 0 | | | | | | 0 | 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 | 12 | 0 | 12 | | | | | | 12 | 0 |
| NS/07/01484/FUL | 7 The Hermitage, Church Street, Whitchurch | 17/09/2007 | 1 | 0 | 1 | | | | | | 1 | 0 |

Total Years 1-5: 6,771
10% Allowance Years 1-5: 677
Total After 10% Allowance: 6,094

Appendix B. Deliverability of Sites for Major Development with Outline Planning Permission at 31st March 2024

| Planning Application | Address | Date of Decision | Deliverability |
|----------------------|--|------------------|--|
| 21/01136/FUL | Proposed Residential Development Land To The South Of Chirbury, Shropshire | 05/06/2023 | Sites allocated within the SAMDev Plan Allocation (CHIR001). The Application is a Hybrid Planning Permission, with 13 dwellings benefiting from Full Permission and 27 dwellings benefiting from Outline Permission. The component of the site with Full Permission is ongoing and will facilitate the wider 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. |
| 21/05023/OUT | Proposed Residential And Commercial Development Land, Tasley, Bridgnorth, Shropshire | 06/03/2024 | Sites allocated within the SAMDev Plan Allocation (BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b)). Reserved Matters Application (24/01598/REM) pending consideration for phases 1 and 7. The applicant is a developer, Crest Nicholson. 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 on a SAMDev Plan Allocation DUDH006. Reserved Matters Permission (23/04047/REM) granted for 29 dwellings post 31st March 2024 and development has now commenced. 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. |
| 22/01789/OUT | Station Yard, Pipe Gate, Market Drayton, Shropshire | 26/06/2023 | This Outline Planning Permission is for phase 2 of an ongoing development. The applicant is a developer, Woodcock Developments Limited. Phase 1 of the development was granted Full Planning Permission (21/02241/FUL), with the same applicant and is ongoing. It is expected that phase 2 will follow on, with the custom-build component of the scheme undertaken by the applicant alongside self-builders. 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. |
| 23/04420/OUT | Site Of Universal House, Milton Drive, Market Drayton, Shropshire | 22/03/2024 | Reserved Matters Permission (24/02184/REM) granted post 31st March 2024. 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. |
| 19/05560/OUT | Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7BL | 16/09/2022 | Proposed strategic allocation within the draft Shropshire Local Plan. Development co-ordinated by a Masterplanner - Harworth Group PLC. Various Full and Reserved Matters Permissions for enabling and infrastructure works granted and works undertaken. Further Reserved Matters pending consideration for enabling works, particularly earchworks. Extensive investment, demolition and enabling works undertaken to prepare the site for redevelopment. Reserved Matters Permission (24/02380/REM) granted for phase 1a consisting of 107 dwellings. The applicant is Barratt David Wilson Homes and development has commenced. Reserved Matters Application (24/03660/REM) pending consideration for phase 2a consisting of 202 dwellings. The applicant is Taylor Wimpey. Numerous other Reserved Matters are pending consideration to facilitate other residential phases of development on the site. |
| 16/02594/OUT | Proposed Development Land To The North Of Shrewsbury Road, Oswestry | 22/04/2020 | Site was allocated within the SAMDev Plan (OSW024). Reserved Matters Permission (21/04449/REM) granted for the first phase of development under this Outline Planning Permission (284 dwellings). The applicant is a developer (Pickstock Homes). Development has commenced. 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. |

| Planning Application | Address | Date of Decision | Deliverability |
|----------------------|--|------------------|--|
| 19/04202/OUT | Lord Hill Hotel, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX | 07/09/2021 | <p>This is a Hybrid Planning Permission (19/04202/OUT). Full Planning Permission granted for conversion of the listed hotel into 4 dwellings, which has recently been completed. 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) subsequently granted for demolition of certain existing buildings, which has been undertaken. Full Planning Application (24/04102/FUL) now pending consideration for the erection fo 3 apartment buildings. The applicant is a developer - SY Homes with 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.</p> |
| 20/05065/OUT | Flax Mill, Spring Gardens, Shrewsbury, Shropshire | 10/05/2021 | <p>Site allocated within the SAMDev Plan Allocation (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. -The Historic England Shrewsbury Flaxmill Maltings Website includes <i>"Historic England is looking to commence the marketing of the wider site later in 2024 with a view to appointing an appropriate Development Partner with the necessary experience and track record in the delivery of similar schemes in early 2025."</i> They then specify the expectation that the earliest start date is early 2026. www.shrewsburyflaxmillmaltings.org.uk/feature/wider-site-plans-at-shrewsbury-flaxmill-maltings/</p> |
| 21/05743/OUT | Land Off Ellesmere Road, Hencote, Shrewsbury, Shropshire | 02/03/2023 | <p>Planning Permission granted at appeal. Appellants confirmed intention for the site to be built-out by 2026. Operator for the Care Home associated with the site. 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.</p> |
| 20/01054/OUT | Land West Of Lowe Hill Road, Wem, Shropshire | 28/01/2022 | <p>Site allocated within the SAMDev Plan Allocation (WEM003). Outline Planning Permission granted at appeal. Reserved Matters Application (24/04470/REM) now pending consideration. The applicant is a developer - Persimmon Homes. 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.</p> |

Appendix C. Sites with a Prior Approval decision at 31st March 2024

| Prior Approval | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------|--|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 19/04951/PMBPA | Barn At Roundabout Farm, Roughton, Bridgnorth, Shropshire | 15/01/2020 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 20/02945/PMBPA | Sutton Farm, Claverley, Wolverhampton, Shropshire, WV5 7DD | 22/09/2021 | 5 | 0 | 5 | | | | | | 5 | 0 |
| 21/02066/PMBPA | Proposed Barn Conversion North Of Wadeley Farm, Glazeley, Bridgnorth, Shropshire | 03/06/2021 | 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 |
| 22/01769/PMBPA | Barn North West Of Chesterton Mill, Chesterton, Bridgnorth, Shropshire | 10/06/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/02293/PMBPA | Proposed Barn Conversion North Of High Barns Farm, Six Ashes, Shropshire | 13/07/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04273/PA3MA | The Bungalow, Innage Grange, Innage Lane, Bridgnorth, Shropshire, WV16 4HL | 08/11/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/04447/PMBPA | Draycott Farm, Draycott, Claverley, Wolverhampton, Shropshire, WV5 7EA | 05/12/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/04907/PMBPA | Proposed Conversion Of Agricultural Building, Hilton, Bridgnorth, Shropshire | 24/01/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 24/00299/PMBPA | Proposed Barn Conversion Barn 2 At Winchester Farm, Claverley, Shropshire | 12/03/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 24/00300/PMBPA | Proposed Barn Conversion Barn 1 At Winchester Farm, Claverley, Shropshire | 12/03/2024 | 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 |
| 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 |
| 20/04042/PMBPA | Proposed Barn Conversion NW Of Upper House Farm, Kinlet, Shropshire | 03/12/2020 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 21/05678/PMBPA | Proposed Barn Conversion To The West Of Boraston Bank, Boraston, Tenbury Wells, Shropshire | 25/01/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/03001/PMBPA | Proposed Residential Barn Conversion To The West Of Neen Sollars, Shropshire | 16/08/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00899/PMBPA | Proposed Barn Conversions South Of A4117, Hopton Bank, Hopton Wafers, Shropshire | 24/04/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03868/PMBPA | Proposed Barn Conversion To The South Of Neen Sollars, Shropshire | 03/11/2023 | 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 |

| Prior Approval | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 22/02985/PMBPA | Barn At Meadow Bank Farm, Bryn-y-cochin, Shropshire | 20/09/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/02313/PMBPA | Proposed Residential Barn Conversions North Of Lower Sutton Farm, Hampton Loade, Bridgnorth, Shropshire | 18/07/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 22/02962/PMBPA | Proposed Conversion Of Agricultural Building At Batchcott, Richards Castle, Shropshire | 08/08/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04356/PMBPA | Brick House Farm, Greete, Ludlow, Shropshire, SY8 3BZ | 09/11/2023 | 4 | 0 | 4 | | | | | | 4 | 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 |
| 22/03761/PA3MA | Barn India, Newcastle Road, Woore, Crewe, Shropshire, CW3 9RE | 21/09/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03559/PMBPA | Proposed Barn Conversion At Doorway Farm, Soudley, Shropshire | 12/10/2023 | 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 |
| 17/00263/P3JPA | Ground Floor, 64 High Street, Much Wenlock, Shropshire, TF13 6AE | 21/03/2017 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 20/04998/PMBPA | Barn North West Of Ivy Cottage, Maesbrook, Shropshire | 05/03/2021 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/01992/PA3MA | Gobowen Post Office, Old Whittington Road, Gobowen, Oswestry, Shropshire, SY11 3JL | 22/07/2022 | 0 | 0 | 0 | | | | | | 0 | 0 |
| 22/04180/PA3MA | Health Alternatives, 97 Beatrice Street, Oswestry, Shropshire, SY11 1HL | 12/10/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03575/PA3MA | The Old Sweet Shop, 1 Lower Brook Street, Oswestry, Shropshire, SY11 2HG | 10/10/2023 | 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 |
| 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 |

| Prior Approval | Address | Date of Decision | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------|---|------------------|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 21/05585/P3JPA | 9 Church Street, Shrewsbury, Shropshire, SY1 1UG | 24/01/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/02904/PIAPA | Bomere Heath Post Office, 26 Shrewsbury Road, Bomere Heath, Shrewsbury, Shropshire, SY4 3PD | 28/07/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01889/PA3MA | Talbot House, Market Street, Shrewsbury, Shropshire, SY1 1LG | 28/06/2023 | 13 | 0 | 13 | | | | | | 13 | 0 |
| 23/04257/PMBPA | Proposed Barn Conversion South West Of Evenwood Farm, Kenley, Shrewsbury, Shropshire | 15/12/2023 | 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 |
| 22/01491/PMBPA | Proposed Conversion Of Storage Building NE Of Hatton Barns, High Hatton, Shrewsbury, Shropshire | 17/08/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/01990/PA3MA | Roden Grove Vets, 1 Roden Grove, Wem, Shrewsbury, Shropshire, SY4 5HG | 12/10/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 22/04078/PMBPA | Agricultural Buildings East Of Jubilee House, Brown Heath, Ellesmere, Shropshire | 31/10/2022 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/01274/PMBPA | Yew Tree Farm, Horton, Wem, Shrewsbury, Shropshire, SY4 5ND | 18/05/2023 | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/02281/PMBPA | Former Dairy Building, Land East Of Muckleton Lane, Edgebolton, Shrewsbury, Shropshire | 26/07/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 19/03425/PMBPA | The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR | 27/09/2019 | 3 | 1 | 2 | | | | | | 2 | 0 |
| 23/02001/PA3MA | Dental Surgery, St Marys Street, Whitchurch, Shropshire, SY13 1QY | 26/06/2023 | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/05504/PMBPA | Bennions Field, Dark Lane, Whitchurch, Shropshire, SY13 4EH | 23/02/2024 | 1 | 0 | 1 | | | | | | 1 | 0 |

Total Years 1-5: 103
10% Allowance Years 1-5: 10
Total After 10% Allowance: 93

Appendix D. Sites with a 'resolution to grant' Planning Permission at 31st March 2024

| Planning Application | Address | Deliverability | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 22/05723/FUL | Proposed Residential Development Land East Of Bull Ring, Claverley, Wolverhampton, Shropshire, WV5 7BF | Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024). | 4 | 0 | 4 | | | | | | 4 | 0 |
| 23/04666/FUL | Proposed Affordable Dwelling At Land At Highclear, Beaconhill Lane, Monkhopton, Bridgnorth, Shropshire | Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024). | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/05086/FUL | Proposed Affordable Dwelling SW Of The Oaks, Stone Acton Road, Wall Under Heywood, Shropshire | Affordable housing / rural worker / agricultural dwellings. | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/05148/FUL | Proposed Agricultural Workers Dwelling SW Of Walkmills Farm, Walkmills, Church Stretton, Shropshire | Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024). | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/05160/FUL | Proposed Agricultural Workers Dwelling, Land To The East Of Stottesdon, Shropshire | Affordable housing / rural worker / agricultural dwellings. | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04417/OUT | The Westhope Charity, Westhope College, Westhope, Craven Arms, Shropshire, SY7 9JL | Affordable housing / rural worker / agricultural dwellings. | 3 | 0 | 3 | | | | | | 3 | 0 |
| 23/04152/FUL | Ash Tree Grange, Dudleston, Ellesmere, Shropshire, SY12 9EE | Conversion of an existing building, including barns. | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04590/FUL | Proposed Agricultural Workers Dwelling West Of Burford, Shropshire | Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024). | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/00620/FUL | Proposed Exception Site Dwelling South Of 12 Sutton, Market Drayton, Shropshire | Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024). | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03153/FUL | Proposed Affordable Dwelling NE Of Whitehall Farm, Stoke Upon Tern, Shropshire | Affordable housing / rural worker / agricultural dwellings. | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04216/OUT | Proposed Dwelling At Depot Adjacent Tawney, Websters Lane, Hodnet, Shropshire, TF9 3JH | Selected redevelopment of brownfield sites. | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/03517/FUL | Proposed Residential Development Land South Of Merrington, Bomere Heath, Shropshire | Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024). | 1 | 0 | 1 | | | | | | 1 | 0 |
| 23/04082/FUL | Proposed Local Needs Dwelling To The South Of Welsh End, Whixall, Shropshire | Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024). | 1 | 0 | 1 | | | | | | 1 | 0 |

| Planning Application | Address | Deliverability | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 23/04304/FUL | Proposed Local Needs Dwellings SW Of Waterloo, Whixall, Shropshire | Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024). | 2 | 0 | 2 | | | | | | 2 | 0 |
| 23/02241/FUL | Land Opposite Ash Grove, Ash, Shropshire, SY13 4DL | Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2024). | 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 31/03/2024).

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 SAMDev Plan.

| | |
|----------------------------|----|
| Total Years 1-5: | 21 |
| 10% Allowance Years 1-5: | 2 |
| Total After 10% Allowance: | 19 |

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 achieved Outline Planning Permission (23/02095/OUT) for up to 90 dwellings post 31st March 2024. | 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 achieved Outline Planning Permission (23/02095/OUT) for up to 90 dwellings post 31st March 2024. | 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. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 achieved Outline Planning Permission (23/02095/OUT) for up to 90 dwellings post 31st March 2024. 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 | | 15 | 25 | 25 | 25 | 90 | 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. Resolution to grant Full Planning Permission (21/05665/FUL) was reached, but the application was subsequently withdrawn for non-planning reasons. The Council expect the site to come forwards for development in the medium term. | 20 | 0 | 20 | | | | | | 0 | 20 |
| 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 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|----------------------|--|-----------------|--|--|--|
| 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 Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission 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 Permission is for 27 dwellings. | Site promoted through the site allocation process. Hybrid Planning Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission 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 Permission is for 27 dwellings. | Hybrid Planning Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission 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 Permission 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. |
| 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. 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. 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. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| CHIR001 | Land to the rear of Horseshoe Road, Chirbury | Site promoted through the site allocation process. Hybrid Planning Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission 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 Permission is for 27 dwellings. Development is ongoing. | 0 | 0 | 0 | | | | | | 0 | 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 |
| LYD007 | South of the Telephone Exchange, Lydbury North | Small greenfield site on edge of 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. | 8 | 0 | 8 | | | | | | 0 | 8 |
| LYD008 | North of the Telephone Exchange, Lydbury North | Small greenfield site on edge of 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. | 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 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|---|---|-----------------|--|---|---|
| LYD011 | Land adjacent to Church Close, Lydbury North | Allocated site. | Site promoted through the site allocation process. | Small greenfield site on edge of 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. | 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. |
| BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b) | 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. Hybrid Planning Permission (21/05023/OUT) granted for up to 550 dwellings as part of a wider development. Reserved Matters Application (24/01598/REM) pending consideration for 323 dwellings across phases 1 (eastern element of BRID001/BRID020b) & 3 (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. Hybrid Planning Permission (21/05023/OUT) granted for up to 550 dwellings as part of a wider development. Reserved Matters Application (24/01598/REM) pending consideration for 323 dwellings across phases 1 (eastern element of BRID001/BRID020b) & 3 (BRID020a). Residential development on some components of the site to progress before the relocation of the Livestock Market. | 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 | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|--|---|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| LYD011 | Land adjacent to Church Close, Lydbury North | Small greenfield site on edge of 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. | 4 | 0 | 4 | | | | | | 0 | 4 |
| BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b) | 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. Hybrid Planning Permission (21/05023/OUT) granted for up to 550 dwellings as part of a wider development. Reserved Matters Application (24/01598/REM) pending consideration for 323 dwellings across phases 1 (eastern element of BRID001/BRID020b) & 3 (BRID020a). The applicant is Crest Nicholson. Residential development on some components of the site to progress before the relocation of the Livestock Market. 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. Build rates are informed by the deliverability statement produced by the landowner. It is considered 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 |
| 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. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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. 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. | 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. 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. | 120 | 0 | 120 | | | 36 | 36 | 36 | 108 | 12 |
| CMO002 | Land off Tenbury Road, Cleobury Mortimer | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------|---|-----------------|--|--|--|
| 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 | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------|---|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| CMO005 | Land at New House Farm, Cleobury Mortimer | <p>Straightforward small greenfield site on edge of settlement, within the settlement boundary.</p> <p>Single land ownership.</p> <p>No fundamental planning issues.</p> <p>Parish Council support.</p> <p>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.</p> <p>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.</p> | 5 | 0 | 5 | | | 5 | | | 5 | 0 |
| KLT001 | Land off Little Stocks Close, Kinlet | <p>Straightforward greenfield site on edge of settlement.</p> <p>Phase 1: Full Planning Permission (14/00897/FUL) granted for 8 dwellings, which has subsequently been completed.</p> <p>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.</p> | 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 | <p>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.</p> <p>Site promoted with indicative layout and other supporting information.</p> <p>No developer involvement but willing landowner with track record of releasing land for development of the town.</p> <p>Shropshire Council has submitted highway infrastructure associated with this and other sites for inclusion within National Highways ongoing Route Strategy update.</p> <p>Town Council support.</p> <p>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.</p> | 235 | 0 | 235 | | | | | | 0 | 235 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------|--|-----------------|--|--|---|
| CRAV004 & CRAV010 | 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 anticipated to follow-on in due course. | 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 anticipated to follow-on in due course. | Some viability risk resulting from archaeological interest, but earlier evaluation indicates no fundamental constraints - potential impact limited to reduction in site capacity. |
| CRAV024 | 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. |
| CRAV030 | 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. |
| CO002a & CO002b | 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. |
| CO005 & CO0023 | Land at Cockshutt House Farm and Land South of Kenwick Road, Cockshutt | Allocated site. | Development completed. | Development completed. | Development completed. |
| CO018 | Land South of Chapel House Farm, Cockshutt | Allocated site. | Development completed. | Development completed. | Development completed. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| CRAV004 & CRAV010 | 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. Phase 2 anticipated to follow-on in due course. | 60 | 0 | 60 | | | | | | 0 | 60 |
| CRAV024 | 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 |
| CRAV030 | 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 |
| CO002a & CO002b | 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 occur in the medium term. | 6 | 0 | 6 | | | | | | 0 | 6 |
| CO005 & CO0023 | Land at Cockshutt House Farm and Land South of Kenwick Road, Cockshutt | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| CO018 | Land South of Chapel House Farm, Cockshutt | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------|---|-----------------|---|---|--|
| DUDH006 | 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 |
| ELL003a & ELL003b | 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 Permission (23/02170/FUL) granted for enabling works including formation of the link road, footway and cycleway through the site and groundworks/flood alleviation works. These works are specifically to facilitate development of this site. This application is accompanied by a Masterplan illustrating the intended development of this site. | Part of the site is subject to flood risk, which will require due consideration. However, there are no known viability concerns. |
| TET001 | Land South of Cairndale, Tetchill | Allocated site. | Development completed. | Development completed. | Development completed. |
| 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. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|---|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| DUDH006 | 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. Reserved Matters Planning Permission (23/04047/REM) granted post 31st March 2024 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 |
| ELL003a & ELL003b | Land South of Ellesmere | Major greenfield site linked to development of adjoining land for leisure & tourism use consistent with Town Council views. Full Planning Permission (23/02170/FUL) granted for enabling works including formation of the link road, footway and cycleway through the site and groundworks/flood alleviation works. These works are specifically to facilitate development of this site. This application is accompanied by a Masterplan illustrating the intended development of this site. A Variation Application (24/03711/VAR) has now been submitted which confirms the continued intention to bring the development forwards for development with Reserved Matters and subsequent development commencing in 2025/26. 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 | | | 56 | 56 | 56 | 168 | 67 |
| TET001 | Land South of Cairndale, Tetchill | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| 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 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|-------------------------|--|-----------------|---|---|--|
| 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. | Development completed. | Development completed. | Development completed. |
| 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. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|-------------------------|--|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 | Development completed. | 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. Development ongoing. | 0 | 0 | 0 | | | | | | 0 | 0 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|---------------------------------|---|-----------------|---|--|---|
| 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: Planning Permissions granted, development is completed. Phase 3a: Planning Permission granted, development is ongoing. MD030 East, MD010 & MD028: Phase 1b: Planning Permission granted, development is ongoing. | 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. |
| MIN002 & MIN015 | 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 Permission (23/04898/FUL) granted for 6 dwellings and commercial uses on the northern element of the site. Planning Permission (23/04104/FUL) granted for 14 dwellings on the southern element of the site, post 31st March 2024. | 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. |
| MIN007 | Callow Lane, Minsterley | Allocated site. | Development completed. | Development completed. | Development completed. |
| PBY018 & PBY029 | Hall Bank, Pontesbury | Allocated site. | Development completed. | Development completed. | Development completed. |
| PBY019 | Land off Minsterley Road, Pontesbury | Allocated site. | Development completed. | Development completed. | Development completed. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------------------|---|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 completed. Phase 3a: Planning Permission (22/05349/FUL) granted for 64 dwellings. Development is ongoing. 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 and development is ongoing. | 0 | 0 | 0 | | | | | | 0 | 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 |
| 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. Planning Permission (23/04898/FUL) granted for 6 dwellings and commercial uses on the northern element of the site. Planning Permission (23/04104/FUL) granted for 14 dwellings on the southern element of the site, post 31st March 2024. 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 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|----------------------|--|-----------------|--|--|--|
| GOB008 | 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. |
| GOB012 | Land between A5 and Shrewsbury railway line, Gobowen | Allocated site. | Site promoted through the site allocation process. Single landowner. No known impediments to the availability of the site. Full Planning Application (24/01475/FUL) pending consideration for 126 dwellings. | Site promoted through the site allocation process. Full Planning Application (24/01475/FUL) pending consideration for 126 dwellings. | No known viability concerns. |
| KK001 | Land north of Lower House, Knockin | Allocated site. | Development completed. | Development completed. | Development completed. |
| KYN001 | Land adjacent Kinnerley Primary School, Kinnerley | Allocated site. | Development completed. | Development completed. | Development completed. |
| KYN002 | 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. |
| LLAN001 | 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. |
| LLAN009 | Land north of playing fields, Llanymynech and Pant | Allocated site. | Development completed. | Development completed. | Development completed. |
| 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. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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. Full Planning Application (24/01475/FUL) pending consideration for 126 dwellings. This application has been informed by a pre-application process. The applicant is Persimmon 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. | 126 | 0 | 126 | | 20 | 35 | 35 | 36 | 126 | 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. It is considered that this site will occur in the medium term. | 32 | 0 | 32 | | | | | | 0 | 32 |
| LLAN009 | Land north of playing fields, Llanymynech and Pant | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| 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 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|---|-----------------|---|---|--|
| 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. | 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. | 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. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|-------------------------|---|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 Permission (23/00225/FUL) granted 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. | 0 | 0 | 0 | | | | | | 0 | 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 sub-phases totalling up to 600 dwellings. Reserved Matters (21/04449/REM) Planning Application granted for the first 284 dwellings of these sub-phases. The first of these sub-phases is ongoing. Outline Planning Permission (17/06025/OUT) and Reserved Matters (21/03584/REM) Permission granted on a separate phase of 120 dwellings. This development is ongoing. The remaining phase is in Shropshire Council ownership. A Full Planning Application (24/00719/OUT) is pending consideration for 89 dwellings. The applicant is Cornovii Developments. | 50 | 0 | 50 | | | | 25 | 25 | 50 | 0 |
| 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 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|--|---|-----------------|--|--|---|
| 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. |
| PARK001 | Land at Artillery/Larkhill/Park Crescent, Park Hall | Allocated site. | Development completed. | Development completed. | Development completed. |
| STM029 | 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. |
| WGN001, WGN004, WGN005 & WGN021 | 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). Development near completed. Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development). Development completed. | 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). Development near completed. Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development). Development completed. | No known viability concerns. |
| WRN010 | 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 is ongoing. | Site promoted through the site allocation process. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development is ongoing. | No known viability concerns. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development is ongoing. |
| WRN016 | 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 61 dwellings (net) on the site. The applicant is a developer (Shrewsbury Homes). | Site promoted through the site allocation process. Full Planning Permission (22/03924/FUL) granted for 61 dwellings (net) on the site. The applicant is a developer (Shrewsbury Homes). | No known viability concerns. |
| SHIF004a | Land south of Aston Road, Shifnal | Allocated site. | Development completed. | Development completed. | Development completed. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|--|---|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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-longer term. | 130 | 0 | 130 | | | | | | 0 | 130 |
| PARK001 | Land at Artillery/Larkhill/Park Crescent, Park Hall | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| STM029 | 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. | 0 | 0 | 0 | | | | | | 0 | 0 |
| WGN001, WGN004, WGN005 & WGN021 | 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 near completed. Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development). Development completed. 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 |
| WRN010 | 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 is ongoing. | 0 | 0 | 0 | | | | | | 0 | 0 |
| WRN016 | Land at the Sawmills, Rhoswiol | Brownfield site with no fundamental planning issues and Parish Council support. Full Planning Permission (22/03924/FUL) granted for 61 dwellings (net) on the site. The applicant is a developer (Shrewsbury Homes). | 0 | 0 | 0 | | | | | | 0 | 0 |
| SHIF004a | Land south of Aston Road, Shifnal | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|--------------------------------|--|-----------------|--|---|---|
| SHIF004b & SHIF004c | Land between Lawton Road and Stanton Road, Shifnal | Allocated site. | Development completed. | Development completed. | Development completed. |
| SHIF006 | Land north of Wolverhampton Road, Shifnal | Allocated site. | Development completed. | Development completed. | Development completed. |
| BAS005 | Land at rear of Wheatland's Estate, Shrewsbury | Allocated site. | Development completed. | Development completed. | Development completed. |
| BAS017 | Land to the west of Shrewsbury Road, Baschurch | Allocated site. | Development completed. | Development completed. | Development completed. |
| BAS025 | Land to rear of Medley Farm, Shrewsbury | Allocated site. | Development completed. | Development completed. | Development completed. |
| BAS035 | Land at Station Road, Shrewsbury | Allocated site. | Development completed. | Development completed. | Development completed. |
| 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. | Development completed. | Development completed. | Development completed. |
| 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 | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|--------------------------------|--|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| SHIF004b & SHIF004c | Land between Lawton Road and Stanton Road, Shifnal | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| SHIF006 | Land north of Wolverhampton Road, Shifnal | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| BAS005 | Land at rear of Wheatland's Estate, Shrewsbury | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| BAS017 | Land to the west of Shrewsbury Road, Baschurch | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| BAS025 | Land to rear of Medley Farm, Shrewsbury | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| BAS035 | Land at Station Road, Shrewsbury | Development completed. | 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, Condober | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| CON006 | Land opposite School, Condober | Development completed. | 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 completed. DOR017 is expected to follow on as a second phase of this development, in the medium term. | 15 | 0 | 15 | | | | | | 0 | 15 |
| 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 is ongoing. | 0 | 0 | 0 | | | | | | 0 | 0 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|---|--|------------------------|---|--|--|
| <p>SHREW002, SHREW035, SHREW083, SHREW128, ELR64, ELR67 & ELR68</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.</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>SHREW016</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>SHREW023</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>SHREW027</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 | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---|---|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| SHREW002, SHREW035, SHREW083, SHREW128, ELR64, ELR67 & ELR68 | Shrewsbury West Sustainable Urban Extension | <p>Principle of development established in Core Strategy. 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. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. 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 is progressing at pace.</p> <p>Full Planning Permission (22/03543/FUL) granted for 106 dwellings on the second phase of residential development. The developer is Anwyl Homes. Development is ongoing.</p> <p>Residential phase 3 is in Shropshire Council ownership. Work is ongoing to bring it forward for development.</p> <p>The health/care campus phase of the development is to be implemented in a series of sub-phases.</p> <p>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, which have since been completed.</p> <p>Sub-phase 3 is subject to a Full Planning Application (24/02222/FUL) which is pending consideration for 32 affordable dwellings.</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> | 304 | 0 | 304 | | | 15 | 38 | 38 | 91 | 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 |
|---|---|------------------------|--|--|--|
| <p>SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127, ELR02 & ELR66</p> | <p>Shrewsbury South Sustainable Urban Extension, Shrewsbury</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 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.</p> | <p>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.</p> | <p>Major infrastructure requirements but land identified in Core Strategy on this basis and costs to be reflected in land values so no viability issues.</p> |
| <p>SHREW073</p> | <p>Land off Ellesmere Road, Shrewsbury</p> | <p>Allocated site.</p> | <p>Development completed.</p> | <p>Development completed.</p> | <p>Development completed.</p> |
| <p>SHREW095 and SHREW115</p> | <p>Land west of Battlefield Road, Shrewsbury</p> | <p>Allocated site.</p> | <p>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.</p> | <p>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.</p> | <p>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.</p> |
| <p>SHREW105</p> | <p>Land off Shillingston Drive, Shrewsbury</p> | <p>Allocated site.</p> | <p>Development Completed.</p> | <p>Development Completed.</p> | <p>Development Completed.</p> |
| <p>SHREW120/R</p> | <p>Land East of Woodcote Way, Shrewsbury</p> | <p>Allocated site.</p> | <p>Development completed.</p> | <p>Development completed.</p> | <p>Development completed.</p> |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---|--|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127, ELR02 & ELR66 | Shrewsbury South Sustainable Urban Extension, Shrewsbury | Principle of development established in Core Strategy. Comprehensive development in accordance with adopted masterplan to include approximately 950 dwellings, employment land and related infrastructure. Full Planning Permission (13/00893/FUL) granted on part of residential phase 1a and all of residential phase 2a, including 291 dwellings, which is now completed. Full Planning Permission (21/01748/FUL) granted on remainder of phase 1a for a 66 bedroom Care Home, which is now completed. Hybrid Planning Permission (18/04194/FUL) granted on the local centre for a food store and specialist housing for older people - Care Home and Extra Care Apartments (Outline Planning Permission applies to the care home and extra-care apartments). Reserved Matters Permission (19/04101/REM) subsequently granted for an 80 bed Care Home, which has been completed. The 57 extra-care apartments subsequently lapsed. Full Planning Application (24/01890/FUL) pending consideration for 64 extra-care apartments demonstrate developer interest / intention to bring forward this form of development on the site remains. As such, 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. Outline Planning Permission (14/04428/OUT) granted for mixed use development including 500 dwellings and a Care Home on residential phases 1b, 1c, 2b and employment phases E1, E2a and E2b. 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 sub-phases has been completed. Alternative Outline Planning Permission (21/02982/OUT) and Reserved Matters Permission (22/01867/REM) subsequently granted replacing the Care Home with 35 dwellings. This development is ongoing. Full Planning Permission (16/02618/FUL) granted for phase 3 for 159 dwellings, and development has completed. | 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 | Greenfield site within a built up area - sustainable development. Outline and Reserved Matters Planning Permissions (19/03905/OUT and 22/00056/REM) granted for 98 affordable dwellings on the site. Development is ongoing and it is understood that the developer anticipates completion of the site by 2025. | 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 |
|---|--|-----------------|---|--|---|
| SHREW198 | 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). |
| SHREW210/09, SHREW030/R, SHREW094 & SHREW019 | Bowbrook/Radbrook, land between Mytton Oak Road and Hanwood Road, Shrewsbury | Allocated site. | Development completed. | Development completed. | Development completed. |
| SHREW212/09 | Land west of Longden Road, Shrewsbury | Allocated site. | Development completed. | Development completed. | Development completed. |
| UFF006/10 | Land between Manor Farm and Top Cottages, Uffington | Allocated site. | Development completed. | Development completed. | Development completed. |
| SHAW004 | Land to the rear of Brickyard Farm, Poynton Road, Shawbury | Allocated site. | Development completed. | Development completed. | Development completed. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|--|--|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| SHREW198 | Land at Ditherington Flaxmill, Shrewsbury | <p>Historic England as the primary landowner is leading the project. A masterplan has been prepared and the site will be delivered in phases.</p> <p>Hybrid Planning Permission (first in 2011 and then more recently in 2021) (20/05065/OUT) granted for the overarching redevelopment of the site, which includes 120 dwellings. Further Full Planning Permissions been granted for works to various listed buildings and off-site works to the highway, these works are ongoing.</p> <p>Phase 1 consists of the new build element.</p> <p>-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.</p> <p>-Historic England specify on the Flaxmill Maltings website that "Historic England is looking to commence the marketing of the wider site later in 2024 with a view to appointing an appropriate Development Partner with the necessary experience and track record in the delivery of similar schemes in early 2025." They then specify the expectation that the earliest start date is early 2026.</p> <p>Phase 2 consists of 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.</p> <p>-Significant funding has been secured for this project (including Heritage Lottery Funding; Culture Recovery Funding; ERDF funding; and LEP funding).</p> <p>-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 buildings to be restored.</p> | 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 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|-----------------------|--|-----------------|--|---|---|
| WEM003 | Land off Pym's 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. |
| WEM012 | Land off Roden Grove, Wem | Allocated site. | Development Completed. | Development Completed. | Development Completed. |
| ASHP002 | Land West of Ash Parva | Allocated site. | Development completed. | Development completed. | Development completed. |
| PH004 | 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. |
| 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. Site expected to be brought forward in phases, a number of which already have been completed or benefit from Planning Permission. Total site capacity 30 dwellings. | Site promoted through the site allocation process. Site expected to be brought forward in phases, a number of which already have been completed or benefit from Planning Permission. Total site capacity 30 dwellings. | No known viability concerns. |

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| WEM003 | Land off Pym's 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. Known developer interest. 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 |
| 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 which already have been completed or benefit from Planning Permission. 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. Full Planning Permission (22/03298/FUL) granted for 5 bungalows on another component of the site. Development is ongoing. It is expected that the central and western portion of the sites will follow-on. Total site capacity 30 dwellings. | 22 | 0 | 22 | | | 6 | 6 | 10 | 22 | 0 |

| Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|----------------------|--|-----------------|--|--|--|
| 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. | Development completed. | Development completed. | Development completed. |
| 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 and development is ongoing. | Site promoted through the site allocation process. Full Planning Application (22/04360/FUL) granted for 561 dwellings and development is ongoing. | 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. |
| WHIT051 | Land West of Oaklands Farm, Whitchurch | Allocated site. | Site promoted through the site allocation process. Part of mixed use scheme linked to ELR033. Development guidelines specified for the site. No known impediments to the availability of the site. 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). | Site promoted through the site allocation process. 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). | No known viability concerns - linkage with employment land to be addressed at application stage. |

Approved Application on at least part of the
Approved Application on all of the site.

| Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------------|--|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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. Development is expected to occur in the medium term. | 40 | 0 | 40 | | | | | | 0 | 40 |
| TIL001 | Land at the Vicarage, Tilstock | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| TIL002 | Land at Tilstock Close, Tilstock | Development completed. | 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 and development is ongoing. 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. | 0 | 0 | 0 | | | | | | 0 | 0 |
| 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. | 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 |
| 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: 765
 10% Allowance Years 1-5: 77
 Total After 10% Allowance: 689

Appendix F. Sites proposed for allocation for development within the draft Shropshire Local Plan

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|---|--|---|--|--|
| ALB017 & ALB021 | Land north of Kingswood Road and Beamish Lane, Albrighton | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. ALB017 represents the larger of the two components of the site through which it is envisaged that access will be provided. The Site Promoters Regulation 19 Representation (A0357) states "We can confirm that the delivery timescales for this site shown in Appendix 7 of the draft Plan are appropriate." It is anticipated that ALB021 will then follow on, representing the second phase of development. | ALB017: Site Promoters Regulation 19 Representation (A0357) states "the site is viable and deliverable, having regard to the policy requirements in the draft Plan." ALB021: In isolation, this element of the site is consistent with a typology within the Whole Plan Viability Assessment that is considered viable. No known impediments to the achievability or viability of the site. |
| BKL008a | Land adjoining Redlake Meadow on B4367, Bucknell | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period | Site proactively promoted through the Local Plan Review. | Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period. |
| CHR001 | Land between Orchard House and Crofton, Chirbury | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Small greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |
| CHR002 | Land south of the A490, Chirbury | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Small greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|---|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| ALB017 & ALB021 | Land north of Kingswood Road and Beamish Lane, Albrighton | The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. The promoter of ALB017 specified in their Regulation 19 Representation (A0357) that "We can confirm that the delivery timescales for this site shown in Appendix 7 of the draft Plan are appropriate." Within their Matter 7 statement (M7.03 – paragraph 1.16), the promoter states "Table A7 of the Pre Submission Version identifies delivery within the Short Term (2020/21-2024/25) and Medium Term (2025/26 – 2029/30). Wain Estates support this assessment." This component of the site is currently the subject of an Outline Planning Application (24/02662/OUT) for 150 dwellings, the applicant is a developer (Wain Estates are part of the Wain Group which includes Wain Homes). It is anticipated that ALB021 will then follow on, representing the second phase of development. | 180 | 0 | 180 | | | 36 | 36 | 36 | 108 | 72 |
| BKL008a | Land adjoining Redlake Meadow on B4367, Bucknell | Greenfield site. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period. | 20 | 0 | 20 | | | | | | 0 | 0 |
| CHR001 | Land between Orchard House and Crofton, Chirbury | Small greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. | 7 | 0 | 7 | | | | | | 0 | 7 |
| CHR002 | Land south of the A490, Chirbury | Small greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. | 7 | 0 | 7 | | | | | | 0 | 7 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|--|--|--|--|---|
| CLU005 | Land at Turnpike Meadow on B4368, Clun | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period | Site proactively promoted through the Local Plan Review. | Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period. |
| WBR007 & WBR008 | Land at Bank Farm, Worthen | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Predominantly greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |
| WBR010 | Land South of the B4386, Worthen | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |
| ALV006 & ALV007 | Land north of Daddlebrook Road and west of A442, Alveley | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site currently located within the Green Belt. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |
| ALV009 | Land Adjacent to The Cleckars, Alveley | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site currently located within the Green Belt. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|--|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| CLU005 | Land at Turnpike Meadow on B4368, Clun | Greenfield site. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period. | 20 | 0 | 20 | | | | | | 0 | 20 |
| WBR007 & WBR008 | Land at Bank Farm, Worthen | Predominantly greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Planning Application (23/02100/OUT) refused on part of the site, but demonstrates developer interest. | 25 | 0 | 25 | | | | | | 0 | 25 |
| WBR010 | Land South of the B4386, Worthen | Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. | 20 | 0 | 20 | | | | | | 0 | 20 |
| ALV006 & ALV007 | Land north of Daddlebrook Road and west of A442, Alveley | Greenfield site currently located within the Green Belt. No other known fundamental planning issues. The site is considered suitable, available, achievable and viable subject to its release from the Green Belt. Considered likely to be delivered within the timescales identified. | 35 | 0 | 35 | | | | | | 0 | 35 |
| ALV009 | Land Adjacent to The Cleckars, Alveley | Greenfield site currently located within the Green Belt. No other known fundamental planning issues. The site is considered suitable, available, achievable and viable subject to its release from the Green Belt. Considered likely to be delivered within the timescales identified. | 35 | 0 | 35 | | | | | | 0 | 35 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|--|--|--|---|---|
| BRD030 | Tasley Garden Village, Bridgnorth | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Site promoters Regulation 19 Representation (A0609) states "Tasley Garden Village is an available, suitable and deliverable site and therefore the inclusion in the draft Local Plan Review is fully supported." It also states "Taylor Wimpey proposes to comply with the required/proposed affordable housing requirement set out within Policy DP3 of the Local Plan Review within Tasley Garden Village" and "Taylor Wimpey can confirm that Tasley Garden Village would be a policy compliant development and deliver all the necessary requirements on site." The Development Statement submitted as part of this Regulation 19 Representation states "Taylor Wimpey has reviewed the economic viability of the site and proposals in terms of land values, market attractiveness/demand sales rates and development costs and can confirm that the development is economically viable and capable of delivering the required infrastructure." Large greenfield site. Considered there is sufficient viability to undertake necessary infrastructure contributions. |
| DNP009 | Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |
| ELL005, ELL008 & ELL033 | Land South of Oswestry Road, Ellesmere | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. Site promoter correspondence (Appendix 2 of the Viability Topic Paper) confirms intention for early implementation of the site. | Large greenfield site. ELL008 and ELL033: Site promoters Regulation 19 Representation (A0588) states "The land is available, viable and deliverable and will be brought forward at the earliest opportunity." ELL005: Site promoters correspondence (Appendix 1 of the Viability Topic Paper) states "can confirm the site is viable and deliverable". |
| HNN016 | Land South of Oak Street, Highley | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Large greenfield site. Site promoters Regulation 19 Representation (A0042) states "We can confirm that the site will be able to meet the Plan's development guidelines..." It also states "Allocation HNN016 is deliverable and viable." No known impediments to the achievability or viability of the site. |
| BUR002 | Land adjoining Lineage Farm on A456, Burford | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|------------|-----------------------|
| BRD030 | Tasley Garden Village, Bridgnorth | <p>Large greenfield site, which is considered suitable, available, achievable and viable.</p> <p>Site promoters Regulation 19 Representation (A0609) states "The site creates opportunities to create a sustainable community with delivery in the early years of the plan."</p> <p>Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site, with two Statements of Common Ground (SoCG07 and SoCG013) completed between the Council and the site promoter. Within SoCG013 the site promoter indicates that they expect 225 dwellings to be delivered in the first five years and up to 100 dwellings per annum to be achieved on an annual basis.</p> <p>Within their Matter 9 (M9.05 – paragraph 21.2-2.13) statement, the site promoter states at paragraph 2.3 that "Bloor and Taylor Wimpey are in the process of preparing a planning application for the site with the view to submitting an outline application in early 2025." And in Para 2.17 they explain some of the works being undertaken to achieve this, referencing the "...ongoing masterplanning process" within which "consideration is being given to the design, layout and the suitable phasing of development and infrastructure delivery...".</p> <p>An Environmental Scoping Opinion (24/02859/SCO) has recently been sought in relation to the potential future development of this site.</p> | 1,050 | 0 | 1,050 | | | 25 | 100 | 100 | 225 | 825 |
| DNP009 | Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors | <p>Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.</p> <p>Resolution to Grant Full Planning Application (24/02828/FUL) for 44 dwellings has been reached.</p> | 44 | 0 | 44 | | 25 | 19 | | | 44 | 0 |
| ELL005, ELL008 & ELL033 | Land South of Oswestry Road, Ellesmere | <p>Full Planning Permission (21/03602/FUL) granted for 107 dwellings on ELL005 and development is ongoing.</p> <p>ELL008 & ELL033 now linked to the delivery of the existing mixed use allocation ELL003a & ELL003b. Full Planning Permission (23/02170/FUL) granted to facilitate this development.</p> | 0 | 0 | 0 | | | | | | 0 | 0 |
| HNN016 | Land South of Oak Street, Highley | <p>Large greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0042) states "It is likely to start to be delivered earlier than the Local Plan's current forecast of 2025-2030 in Local Plan Appendix 7: Forecast of Delivery Timescales for Local Plan Allocations. We anticipate that the site's delivery will span the two periods 2020-2030."</p> <p>Within their Matter 15 statement (M15.02) in response to question 10 the site promoter states "The site is immediately available. It can be delivered early within the plan period."</p> <p>Considered likely to be delivered.</p> | 100 | 0 | 100 | | | | 36 | 36 | 72 | 28 |
| BUR002 | Land adjoining Lineage Farm on A456, Burford | <p>Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.</p> <p>Resolution to Grant Planning Application (23/02796/FUL) for 40 dwellings on the site.</p> | 40 | 0 | 40 | | | 25 | 15 | | 40 | 0 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|---|--|--|---|--|
| BUR004 | Land adjoining Boraston Drive on A456, Burford | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Large greenfield site. Site promoters Regulation 19 Representation (A0118) indicates intention to comply with policy requirements and deliver the site. Site promoters Regulation 18 Response (extract provided as Appendix 3 of the Viability Topic Paper) states "Having regard to the proposed policy requirements for BUR004, including the mix of dwellings, the requirement to provide affordable housing and self-build homes, and the site specific factors (such as de-culverting the watercourse and addressing potential site contamination), we can confirm that the site is viable and deliverable. There is known market interest in the site due to Burford and Tenbury Wells being attractive and popular locations for home buyers. Finally, we also confirm that there are no known significant abnormal costs associated with developing the site." No known impediments to the achievability or viability of the site. |
| CHK002 | Land north of The Crescent, Clee Hill | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |
| LUD056 | Former Coach Depot & Land at Fishmore Road, Ludlow | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Phase 1: Outline and Reserved Matters Applications (16/03096/OUT & 19/02060/REM) granted for 71 dwellings. Subsequent Planning Applications (19/05374/FUL & 20/01326/FUL) reposition the approved plots and result in a net increase of 7 plots. Development is ongoing. Phase 2: Outline Planning Application (23/03716/OUT) pending decision with a resolution to grant for 9 dwellings. | Phase 1: Outline and Reserved Matters Applications (16/03096/OUT & 19/02060/REM) granted for 71 dwellings. Subsequent Planning Applications (19/05374/FUL & 20/01326/FUL) reposition the approved plots and result in a net increase of 7 plots. Development is ongoing. Phase 2: Outline Planning Application (23/03716/OUT) pending decision with a resolution to grant for 9 dwellings. |
| LUD057 | Former Depot, Riddings Road, Ludlow | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Small brownfield site. Existing buildings are potentially suitable for conversion. Site promoter has confirmed its viability and deliverability (Appendix 29 of the Viability Topic Paper). No known impediments to the achievability or viability of the site. |
| HHH001 & HHH014 | Land adjacent to the Primary School and The Grove, Hodnet | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoter correspondence (Appendix 20 of the Viability Topic Paper) states "We also confirm that in terms of viability then there are no current concerns or anticipated challenges taking into account all aspects of the sites and also relying on current market evidence." No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|---|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| BUR004 | Land adjoining Boraston Drive on A456, Burford | Large greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 3 of the Viability Topic Paper) indicates intention to bring the site forward early in the proposed Plan period. The site is considered likely to be delivered. Within their Matter 16 & Matter 25 statements (M16.02 – paragraph 2.21; M25 – paragraphs 2.1 and 2.3) the site promoter Lone Star Land has confirmed “Having regard for the progress made towards an application, we believe that the published trajectory is now likely to underestimate the contribution of the site, particularly with delivery in the initial Plan Period. We can confirm that submission of an outline application is imminent. From the grant of Outline permission, we anticipate 1 year for approval of Reserved Matters and conditions, followed by 9 months for sales. Whilst the first year of delivery may be lower, we anticipate annual delivery of 40-50 dwellings per annum. Assuming timely approval of the applications, we consider the below trajectory is deliverable...” | 100 | 0 | 100 | | | | 20 | 40 | 60 | 40 |
| CHK002 | Land north of The Crescent, Clee Hill | Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. | 20 | 0 | 20 | | | | | | 0 | 20 |
| LUD056 | Former Coach Depot & Land at Fishmore Road, Ludlow | Phase 1: Outline and Reserved Matters Applications (16/03096/OUT & 19/02060/REM) granted for 71 dwellings. Subsequent Planning Applications (19/05374/FUL & 20/01326/FUL) reposition the approved plots and result in a net increase of 7 plots. Development is ongoing. Phase 2: Outline Planning Application (23/03716/OUT) pending decision with a resolution to grant for 9 dwellings. | 9 | 0 | 9 | | | 9 | | | 9 | 0 |
| LUD057 | Former Depot, Riddings Road, Ludlow | Small brownfield site. Existing buildings are potentially suitable for conversion with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Resolution to Grant Planning Application (24/02501/FUL) for 21 affordable dwellings. The applicant is a developer (TC Homes). | 21 | 0 | 21 | | | 21 | | | 21 | 0 |
| HHH001 & HHH014 | Land adjacent to the Primary School and The Grove, Hodnet | Greenfield site. The site is considered suitable, available, achievable and viable. Site promoter correspondence (Appendix 20 of the Viability Topic Paper) states "We also confirm that in terms of viability then there are no current concerns or anticipated challenges taking into account all aspects of the sites and also relying on current market evidence." Considered likely to be delivered within the timescales identified. | 40 | 0 | 40 | | | | | | 0 | 40 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|--|--|--|---|---|
| HKW009 | Land at School Bank Road, Hinstock | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters correspondence (Appendix 24 of the Viability Topic Paper) states "Yes the site is viable, against the requirements in the Reg. 19 draft local plan. The owners are in discussion with the Tenant farmer, and there is no reason to suggest the site is not deliverable." |
| MDR006 | Land adjoining Adderley Road, Market Drayton | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. Site promoters Regulation 19 Representation (A0073) states "The site is controlled by SLG, and is considered to be deliverable in the first 5 years of the plan period." | Site promoters Regulation 19 Representation (A0073) states "SLG has undertaken an internal development appraisal of the site allowing for a policy compliant level of affordable housing, and it is considered to be viable. The site is greenfield and there are no known constraints on the land that would affect delivery. Relevant technical matters have been considered and are addressed within the technical reports as described above. The site is considered to be available and suitable for development in the short term, subject to achieving planning permission." It also states "Therefore, to conclude, these representations demonstrate that the allocation of the site is justified, and the site is deliverable in the next 5 years with no technical constraints." No known impediments to the achievability or viability of the site. |
| MDR012 | Land to the east of Maer Lane and north of the A53, Market Drayton | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Site promoters Regulation 19 Representation (A0378) states "Our client offers full support for the proposed housing allocations off Maer Lane (MDR012 and MDR034), which we consider to be suitable, available and deliverable, early in the Plan period." The site will contribute towards aspirations for a new marina at Market Drayton through provision of improved pedestrian and cycle access to the existing canal towpath and any potential future marina. |
| MDR034 | Land west of Maer Lane and north of the A53, Market Drayton | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Site promoters Regulation 19 Representation (A0378) states "Our client offers full support for the proposed housing allocations off Maer Lane (MDR012 and MDR034), which we consider to be suitable, available and deliverable, early in the Plan period." The site will contribute towards aspirations for a new marina at Market Drayton through provision of improved pedestrian and cycle access to the existing canal towpath and any potential future marina. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| HKW009 | Land at School Bank Road, Hinstock | Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. | 35 | 0 | 35 | | | | | | 0 | 35 |
| MDR006 | Land adjoining Adderley Road, Market Drayton | Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0073) states "The site is controlled by SLG, and is considered to be deliverable in the first 5 years of the plan period." Planning Application (22/05309/FUL) refused on the site, but demonstrates developer interest in the site. It is known that developer interest remains in the site. Within their Matter 17 statement (M17.05 – paragraph 2.13) the site promoter SLG confirm that "The applicant is currently considering whether to appeal against the recently refused application. If an appeal is not submitted, then the site will be the subject of a further full planning application in the short term." They also stipulate in para 2.30 that "As the recent full planning application demonstrates, the site is being actively progressed and is deliverable within the next 5 years. We agree with the timescales set out in the Five Year Supply Statement (GC47) which indicates that first completions will take place in 2025/26." Considered likely to be delivered. | 125 | 0 | 125 | | | 25 | 25 | 25 | 75 | 50 |
| MDR012 | Land to the east of Maer Lane and north of the A53, Market Drayton | Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0073) indicates an intention for early delivery within the proposed Plan period. Considered likely to be delivered. | 70 | 0 | 70 | | | | | | 0 | 70 |
| MDR034 | Land west of Maer Lane and north of the A53, Market Drayton | Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0073) indicates an intention for early delivery within the proposed Plan period. Considered likely to be delivered. | 120 | 0 | 120 | | | | | | 0 | 120 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|--|--|--|---|---|
| MDR039 & MDR043 | Land at Longford Turning, Market Drayton | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. Site promoters Regulation 18 Response (extract provided as Appendix 4 of the Viability Topic Paper) states "We agree that the delivery assumptions set out in Appendix 7 are correct." | Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 4 of the Viability Topic Paper) states "As promoters of this site, working with the landowners, Gladman support this allocation. We can confirm that the site is viable and deliverable having regard to the policy requirements identified within the Regulation 18: Pre-Submission Draft Shropshire Local Plan. We agree that the delivery assumptions set out in Appendix 7 are correct. Please view our detailed representations for further comments on this proposed site allocation." The site will contribute towards aspirations for the relocation of sports facilities through delivery of sufficient improvements to the pedestrian, cycle and vehicle accessibility into the proposed relocation site. Considered there is sufficient viability to undertake necessary infrastructure contributions. |
| MIN018 | Land west of A488, Minsterley | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |
| PON008, PON017 & PON030 | Land at Minsterley Road, Pontesbury | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. PON008 represents the largest component of the site and it is anticipated that access will be formed through it. The site promoters correspondence (Appendix 2 of the Viability Topic Paper) confirms that delivery timescale assumptions in the draft Shropshire Local Plan are correct. It is anticipated that PON017 and PON030 will follow on as subsequent phases of development. | The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|--|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-----------|-----------------------|
| MDR039 & MDR043 | Land at Longford Turning, Market Drayton | Greenfield site considered. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 4 of the Viability Topic Paper) states "We agree that the delivery assumptions set out in Appendix 7 are correct." Planning Application (23/00089/OUT) refused on the site, but demonstrates developer interest in the site. It is known that developer interest remains in the site. Within their Matter 17 statement (M17.02 – para 1.1.22) the promoter states "As a broad matter of principle, Gladman is in a position to prepare and submit a planning application; and secure planning permission quickly. The site is available and deliverable and has the potential to deliver a significant number of dwellings within a 5 year period." Considered likely to be delivered within the timescales identified. | 120 | 0 | 120 | | | 25 | 25 | 25 | 75 | 45 |
| MIN018 | Land west of A488, Minsterley | Greenfield site. The site is considered suitable, available, achievable and viable. Within their Matter 18 statement (M18.02) in response to question 10 the landowner has confirmed "The site is immediately available and in a sustainable location in a Community Hub settlement. There are a number of developers interested in purchasing the site, but discussions remain confidential until the allocation has been secured. It is anticipated that delivery of the site would be early within the plan period." Considered likely to be delivered within the timescales identified. Known developer interest in the site. | 20 | 0 | 20 | | | | 20 | | 20 | 0 |
| PON008, PON017 & PON030 | Land at Minsterley Road, Pontesbury | Greenfield site. The site is considered suitable, available, achievable and viable. PON008 represents the largest component of the site and it is anticipated that access will be formed through it. The site promoters correspondence (Appendix 2 of the Viability Topic Paper) confirms that delivery timescale assumptions in the draft Shropshire Local Plan are correct. Planning Permission (21/03660/FUL) has been granted for 38 dwellings on the PON008 component of the site and development has recently completed. It is anticipated that PON017 and PON030 will follow on as subsequent phases of development. Planning Application (22/05722/FUL) withdrawn on PON030, which demonstrates developer interest in this site. Considered likely to be delivered. | 2 | 0 | 2 | | | 2 | | | 2 | 0 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|---|--|--|--|--|
| CES005 | Land adjoining The Vicarage on A458, Cressage | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Site promoters Regulation 19 Representation (A0041) states "Proposed allocation CES005 is highly deliverable and viable." No known impediments to the achievability or viability of the site. |
| CES006 | The Eagles public house on A458, Cressage | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. Planning Permission (21/02078/FUL) granted for the conversion of the former Public House to 2 dwellings. Construction of dwellings on the wider site is expected to follow on as phase 2 of this development. | Small brownfield site. Site promoter correspondence (Appendix 5 of the Viability Topic Paper) states "The site as a whole is viable as it is developable and deliverable. The phasing of the development is currently focused on the conversion of the former public house, which already has extant permission for the conversion to one dwelling. Research suggests it may be necessary to deliver two dwellings from the conversion. This is because the building has been listed and to achieve a high quality and economically viable conversion may require the development of an additional dwelling. The car park to the former public house is developable and deliverable in accordance with the proposed site guidelines and policies of the emerging Development Plan, the phasing of this part of the site will be determined against the emerging policies of the Development Plan which support the redevelopment of the site." |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|---|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| CES005 | Land adjoining The Vicarage on A458, Cressage | Greenfield site. The site is considered suitable, available, achievable and viable. The site promoters Regulation 19 Representation (A0041) indicates an intention for early delivery within the proposed Plan period. Planning Application (21/01022/OUT) refused on the site, demonstrates developer interest in the site. Within their Matter 19 Statement (M19.08) the landowner confirmed in response to question 9 that "We can confirm that the site will be delivered within the early part of the plan period should the allocation of the site progress. The site offers community benefits in the form of a suitable mix of housing, quality public open space, traffic calming and good vehicular and pedestrian connections," | 60 | 0 | 60 | | | | | | 0 | 60 |
| CES006 | The Eagles public house on A458, Cressage | Small brownfield site. The site is considered suitable, available, achievable and viable. Planning Permission (21/02078/FUL) granted for the conversion of the former Public House to two dwellings. Planning Application (23/00525/OUT) refused for 4 dwellings on the remainder of the site, which demonstrates developer interest in this site. It is anticipated that construction of dwellings on the wider site is expected to follow on as a phase 2 development, following conversion of the former Public House (as phase 1). Considered likely to be delivered within the timescales identified. Site promoter correspondence (Appendix 5 of the Viability Topic Paper) states "The site as a whole is viable as it is developable and deliverable. The phasing of the development is currently focused on the conversion of the former public house, which already has extant permission for the conversion to one dwelling. Research suggests it may be necessary to deliver two dwellings from the conversion. This is because the building has been listed and to achieve a high quality and economically viable conversion may require the development of an additional dwelling. The car park to the former public house is developable and deliverable in accordance with the proposed site guidelines and policies of the emerging Development Plan, the phasing of this part of the site will be determined against the emerging policies of the Development Plan which support the redevelopment of the site." | 2 | 0 | 2 | | | | | 2 | 2 | 0 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|--|--|--|--|---|
| MUW012VAR | Land adjoining the Primary School and Hunters Gate, Much Wenlock | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Site promoters Regulation 19 Representation (A0370) states "At this stage we have carried out a massing exercise and can confirm that the site can accommodate a maximum of 120 dwellings together with the required roundabout and drainage infrastructure. We have also commissioned all of the various reports necessary to support a planning application and will be bringing forward the application in 2021 to demonstrate commitment to delivery of the site. The Estate are committed to delivering a high quality, beautiful development which will be in keeping with the surrounding landscape and local vernacular. There will be a requirement for natural open space within the development and it is envisaged that the current planted boundary to the site will need to be displaced and replaced with compensatory planting on the new site boundary. It is proposed that the development will deliver a good mix of housing including fulfilling the policy requirement to build 20% of the overall housing numbers as affordable dwelling. The development will deliver a Community Infrastructure Levy (CIL) contribution of £59.64 per square metre of build and the development overall could generate an overall CIL receipt somewhere in the region of £900,000 to spend on local projects. The Estate are not seeking to reduce either of these contributions on viability grounds." The representation also states "We note and accept the development guidelines set by the Council..." Considered there is sufficient viability to undertake necessary infrastructure improvements. |
| GWR009 | Land west of Agnes Hunt Memorial Bungalows, Gobowen | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Correspondence from site promoter (Appendix 9 of the Viability Topic Paper) states "I confirm that the site, reference GWR009 would be available and deliverable for future development in line with our earlier submission". No known impediments to the achievability or viability of the site. |
| KCK009 | Land north of Church Lane, Knockin | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters Regulation 19 Representation (A0394) states: "KCK009 is deliverable" it also states "Bidwells on behalf of Bradford Estates has held pre-application discussions with Shropshire Council under reference PREAPP/19/00137 and we are keen to facilitate delivery as soon as the planning process allows it." No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|--|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| MUW012VAR | Land adjoining the Primary School and Hunters Gate, Much Wenlock | Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0370) indicates intention to bring forward the site for development early in the plan period. Within their Matter 19 Statement (M19.05) the landowner confirms the extensive work being undertaken in preparation to bring the site forwards for development (including detailed assessment of the land drainage requirements). It also includes "Much Wenlock is an attractive market town with comprehensive range of local services. It is well located with good transport connections to other larger towns and to the West Midlands conurbation. There is therefore a latent demand for new housing and it is expected that this would be a site delivered early within the plan period." Considered likely to be delivered. | 120 | 0 | 120 | | | | | | 0 | 120 |
| GWR009 | Land west of Agnes Hunt Memorial Bungalows, Gobowen | Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. | 25 | 0 | 25 | | | | | | 0 | 25 |
| KCK009 | Land north of Church Lane, Knockin | Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0394) states: "Bidwells on behalf of Bradford Estates has held pre-application discussions with Shropshire Council under reference PREAPP/19/00137 and we are keen to facilitate delivery as soon as the planning process allows it." Considered likely to be delivered. | 25 | 0 | 25 | | | | | | 0 | 25 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|---|---|--|---|---|---|
| LYH007 | Land East of Barley Meadows, Llanymynech | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoter Regulation 19 Representation (A0394) states: "LYH007 is deliverable" it also states "To demonstrate deliverability of the allocation in accordance with the above policy requirements, we have engaged in pre-application discussions with Shropshire Council under reference PREAPP/20/00355 on behalf of Bradford Estates for the residential development of the site in accordance with the LYH007 policy requirements." No known impediments to the achievability or viability of the site. |
| PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032 | Land at Park Hall | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Sites identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Sites proactively promoted through the Local Plan Review. | Series of greenfield sites to be comprehensively developed. Promoters of all the components of the site have confirmed that the site is viable and deliverable. Correspondence also indicates that relevant landowners have confirmed a willingness to work together to achieve deliverability of the site allocation forming (see Appendices 6, 7, 8, 27 and 28 of the Viability Topic Paper). No known impediments to the achievability or viability of the site. |
| PYC021 | Land east of A483, Pant | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Site promoters Regulation 18 Response (extract provided as Appendix 10 of the Viability Topic Paper) states: "We can confirm that this site is viable." It also states "We can confirm this is a fully deliverable site with an area of 1.91 ha." and "Our client is happy to cooperate with the council to ensure there is appropriate access and measures to provide a parking solution for the village shop, and a new footpath on the eastern side of A483 along the site frontage alongside a suitable pedestrian crossing facility. The site has already had interest from a number of builders both local and regional who are interested in developing the site." No known impediments to the achievability or viability of the site. |
| RUY019 | Former Dairy Site, School Road, Ruyton XI Towns | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Predominantly brownfield site. Site promoters correspondence (Appendix 23 of the Viability Topic Paper) confirms the site is viable and deliverable. No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---|---|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| LYH007 | Land East of Barley Meadows, Llanymynech | Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0394) indicates pre-app discussions have occurred on the site and that delivery can occur comfortably within the broad timescales illustrated for the site within Appendix 7 of the draft Shropshire Local Plan. Considered likely to be delivered within the timescales identified. | 50 | 0 | 50 | | | | 25 | 25 | 50 | 0 |
| PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032 | Land at Park Hall | Series of greenfield sites to be comprehensively developed. The sites are considered suitable, available, achievable and viable. Promoters of all the components of the site have confirmed that the site is viable and deliverable. Correspondence also indicates that relevant landowners have confirmed a willingness to work together to achieve deliverability of the site allocation forming (see Appendices 6, 7, 8, 27 and 28 of the Viability Topic Paper). Full Planning Application (24/04332/FUL) pending consideration for 110 dwellings on the western part of the site (PKH002 and PKH031). The applicant is a developer (Shropshire Homes). Considered likely to be delivered within the timescales identified. | 240 | 0 | 240 | | | 25 | 25 | 25 | 75 | 165 |
| PYC021 | Land east of A483, Pant | Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 10 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the draft Shropshire Local Plan. Considered likely to be delivered within the timescales identified. | 25 | 0 | 25 | | | | | | 0 | 25 |
| RUY019 | Former Dairy Site, School Road, Ruyton XI Towns | Predominantly brownfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0490) indicates an intention for early delivery within the proposed Plan period. Considered likely to be delivered. | 65 | 0 | 65 | | | | | | 0 | 65 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|---|--|--|--|--|
| SMH031 | Land east of Moors Bank, St Martins | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Site promoters Regulation 18 Response (extract provided as Appendix 11 of the Viability Topic Paper) states: "The Estate considers a residential scheme, on the basis of the Reg18 SPD policy requirements, to be viable and deliverable. The Estate has experience of joint venture delivery in conjunction with a development partner and it is envisaged that a similar approach will be utilised in respect of SMH031. This provides a model which removes initial land cost and provides for greater flexibility in project delivery. The Estate is therefore confident that a delivery model tested in respect of SAMDev allocation SMH031 can be replicated." No known impediments to the achievability or viability of the site. |
| SMH038 | Former Ifton Heath Primary School, St Martins | Development completed. | Development completed. | Development completed. | Development completed. |
| WEF025 | Land at West Felton | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Site promoter correspondence (Appendix 12 of the Viability Topic Paper) states "I can confirm the site is viable and deliverable." No known impediments to the achievability or viability of the site. |
| WHN024 | Land off Donnett Close, Whittington | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters Regulation 19 Representation (A0403) states: "We support the allocation of Site WHN024 (Land off Donnett Close, Whittington) in Place Plan S14 for the development of 70 dwellings. The site is deliverable and achievable within the first five years of the Local Plan Review period." It also states "Site WHN024 is viable and deliverable having regard to the policy requirements identified within the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan." No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|---|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| SMH031 | Land east of Moors Bank, St Martins | Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 11 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the draft Shropshire Local Plan. Considered likely to be delivered within the timescales identified. | 60 | 0 | 60 | | | | | | 0 | 60 |
| SMH038 | Former Ifton Heath Primary School, St Martins | Development completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| WEF025 | Land at West Felton | Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters correspondence (extract provided as Appendix 12 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the draft Shropshire Local Plan. Considered likely to be delivered within the timescales identified. | 60 | 0 | 60 | | | | | | 0 | 60 |
| WHN024 | Land off Donnett Close, Whittington | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0403) confirms the site is deliverable early within the proposed Plan period. Full Planning Permission (24/02260/FUL) granted post 31st March 2024 for 61 dwellings. The applicant is a developer (Shingler Homes). | 61 | 0 | 61 | | | 11 | 25 | 25 | 61 | 0 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|--|--|--|--|--|
| WRP001VAR | Land west of Trehowell Lane, Weston Rhyn | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site to be comprehensively developed. Site promoter (1) correspondence (Appendix 13 of the Viability Topic Paper) states: "I can confirm that: • The owner of site WRP001 wishes to dispose of the site as quickly as possible. I understand that the owners of site WRP006 are of the same mind. • There is a local developer who is in discussion regarding the purchase of the 2 parcels of the land and wishes to bring the site forward as soon as possible. • The site is free from constraints and is viable." Site promoters (2) correspondence (Appendix 14 of the Viability Topic Paper) states: "It appears, then, that the land is both viable and deliverable within the period of the Local Plan Review." No known impediments to the achievability or viability of the site. |
| WRP017 | Land off Station Road, Weston Rhyn | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect." No known impediments to the achievability or viability of the site. |
| SHF013 | Land adjoining Meadow Drive, Shifnal | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoter correspondence (Appendix 2 of the Viability Topic Paper) states "SHF013. The site is viable and deliverable but the timescale is likely to be short term rather than medium term" No known impediments to the achievability or viability of the site. |
| SHF015 & SHF029 | Land adjoining Beech House between A464 and Park Lane, Shifnal | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Site promoters Regulation 19 Representation (A0453) states "We represent a proposed allocated site and therefore we would be pleased to have the opportunity to answer any questions the Inspector may have and to demonstrate that the site is available and deliverable." No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|--|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| WRP001VAR | Land west of Trehowell Lane, Weston Rhyn | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters correspondence (Appendix 13 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period. | 60 | 0 | 60 | | | | 10 | 25 | 35 | 25 |
| WRP017 | Land off Station Road, Weston Rhyn | Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below [which included this site] I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect." | 40 | 0 | 40 | | | | | 15 | 15 | 25 |
| SHF013 | Land adjoining Meadow Drive, Shifnal | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters correspondence (Appendix 2 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period. | 65 | 0 | 65 | | | | | | 0 | 65 |
| SHF015 & SHF029 | Land adjoining Beech House between A464 and Park Lane, Shifnal | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. | 65 | 0 | 65 | | | | | | 0 | 65 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|--|--|--|--|---|
| SHF022 & SHF023 (part) | Land between Windmill View and The Monument on A464, Shifnal | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Large greenfield site. Site promoters Regulation 19 Representation (A0148) states: "Policy S15.1 and specifically site allocations SHF022 and SHF023 – which can be delivered by L&Q Estates without third-party constraints – are considered to be robust and deliverable for plan-making purposes..." Site Promoters correspondence (Appendix 2 of the Viability Topic Paper) states "SHF022. The site is viable and deliverable and the timescale is correct" No known impediments to the achievability or viability of the site. |
| BAY039 | Land off Lyth Hill Road, Bayston Hill | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Site promoters Regulation 19 Representation (A0614) states "Our client's site is available for development, suitable, sustainably located and development here would be achievable with the scheme being completed in full within five years. Site promoters correspondence (Appendix 22 of the Viability Topic Paper) states "I can confirm that the draft allocated site is capable of being viably delivered for 100 dwellings, having regard to the policy requirements of the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan." No known impediments to the achievability or viability of the site. |
| BAY050 | Former Oaklands School Site, Bayston Hill | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Full Planning Application (22/02517/FUL) granted for 23 dwellings on part of the site. |
| BIT022 | Land East of Villa Farm, Bicton | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Small greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan. No known impediments to the achievability or viability of the site. |
| BNP024 | Land west of Shrewsbury Road, Baschurch | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site which is considered achievable and viable. The landowners Matter 22 statement (M22.08) confirms in response to question 10 that "The site is immediately available and has a developer on board. It can be delivered early within the plan period." No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| SHF022 & SHF023 (part) | Land between Windmill View and The Monument on A464, Shifnal | Large greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0148) states: "Policy S15.1 and specifically site allocations SHF022 and SHF023 – which can be delivered by L&Q Estates without third-party constraints – are considered to be robust and deliverable for plan-making purposes..." Site Promoters correspondence (Appendix 2 of the Viability Topic Paper) states "SHF022. The site is viable and deliverable and the timescale is correct" No known impediments to the achievability or viability of the site. | 100 | 0 | 100 | | | | 36 | 36 | 72 | 28 |
| BAY039 | Land off Lyth Hill Road, Bayston Hill | The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters correspondence confirms the site is viable and fully deliverable within 5 years. Full Planning Application (24/00765/FUL) pending consideration for 114 dwellings on the site. The applicant is a developer (Redrow Homes). | 100 | 0 | 100 | | | | 38 | 38 | 76 | 24 |
| BAY050 | Former Oaklands School Site, Bayston Hill | Part greenfield part brownfield site. The site is considered suitable, available, achievable and viable. Full Planning Application (22/02517/FUL) granted for 23 dwellings on part of the site and development has been completed. | 0 | 0 | 0 | | | | | | 0 | 0 |
| BIT022 | Land East of Villa Farm, Bicton | Small greenfield site. The site is considered suitable, available, achievable and viable. Within their Matter 22 Statement (M22.06) the site promoter confirmed in response to question 10 that "The site is immediately available and in a sustainable location located close to the market town of Shrewsbury. There are a number of developers interested in purchasing the site, but discussions remain confidential until the allocation has been secured. It is anticipated that delivery of the site would be early within the plan period." Considered likely to be delivered. | 15 | 0 | 15 | | | | 15 | | 15 | 0 |
| BNP024 | Land west of Shrewsbury Road, Baschurch | Greenfield site. The site is considered suitable, available, achievable and viable. The landowners Matter 22 statement (M22.08) confirms in response to question 10 that "The site is immediately available and has a developer on board. It can be delivered early within the plan period." Considered likely to be delivered. | 35 | 0 | 35 | | | | 15 | 20 | 35 | 0 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|--|--|--|--|---|
| BNP035 | Land east of Prescott Fields, Baschurch | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 15 of the Viability Topic Paper) states: "We have as agents for the owner been in negotiations and now have a legal agreement (subject to planning) with Shingler Group Ltd to purchase and develop the site (BNP035). Clearly the site is deliverable immediately and is adjacent to residential development and with safe access." Potential developer associated with the sites Regulation 19 Representation (A0589) states "Shingler Homes are currently finalising an option on the land with the land owners and wish to develop the site in the short term (2020/21 to 2024/25) The 'Development Guidelines' will be adhered to within the necessary planning application, which will be formulated in discussion with Planning Officers. The site is available, viable and deliverable and will be brought forward at the earliest opportunity." No known impediments to the achievability or viability of the site. |
| BOM019 | Land West of Shrewsbury Road, Bomere Heath - Phase 1 | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 16 of the Viability Topic Paper) states "We can confirm that the site is viable and that it is deliverable." No known impediments to the achievability or viability of the site. |
| BOM020 | Land West of Shrewsbury Road, Bomere Heath - Phase 2 | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Small greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 17 of the Viability Topic Paper) states "We can confirm that the site is viable and that it is deliverable." No known impediments to the achievability or viability of the site. |
| FRD011 | Land adjoining But Lane on A458, Ford | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Correspondence from site promoter (Appendix 2 of the Viability Topic Paper) states "FRD011. The site is viable and deliverable but the timescale is likely to be short term rather than medium term" No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| BNP035 | Land east of Prescott Fields, Baschurch | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. | 20 | 0 | 20 | | | | | | 0 | 20 |
| BOM019 | Land West of Shrewsbury Road, Bomere Heath - Phase 1 | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 18 Response (extract provided as Appendix 16 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period. Full Planning Permission (22/05744/FUL) granted post 31st March 2024 on BOM019 & BOM020 for 62 dwellings. | 40 | 0 | 40 | | | 20 | 20 | | 40 | 0 |
| BOM020 | Land West of Shrewsbury Road, Bomere Heath - Phase 2 | Small greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 18 Response (extract provided as Appendix 17 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period. Full Planning Permission (22/05744/FUL) granted post 31st March 2024 on BOM019 & BOM020 for 62 dwellings. | 22 | 0 | 22 | | | | | 22 | 22 | 0 |
| FRD011 | Land adjoining But Lane on A458, Ford | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoter correspondence (Appendix 17 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period. | 75 | 0 | 75 | | | | 15 | 20 | 35 | 40 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|---|--|---|---|--|
| SHR054a | Land south of Sundorne Road, Shrewsbury | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site which is considered achievable and viable. No known impediments to the achievability or viability of the site. |
| SHR057 & SHR177 | Land North of Mytton Oak Road, Shrewsbury | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Large greenfield site. Site promoter correspondence (Appendix 2 of the Viability Topic Paper) states "SHR057 and SHR177. These sites are viable and deliverable and the timescale is correct". No known impediments to the achievability or viability of the site. |
| SHR060, SHR158 & SHR161 | Land between Mytton Oak Road and Hanwood Road, Shrewsbury | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Large greenfield site. Site promoters Regulation 19 Representation (A0356) states: "CEG is an experienced national strategic land promoter with a proven track record of delivering major sustainable urban extensions. There are no abnormal costs or technical constraints that would render the development of the site unviable or undeliverable. If necessary, CEG will submit its own detailed site-specific viability assessment in support of the draft allocation at the appropriate time, however we continue to question some of the broadbrush assumptions and conclusions reached in the Council's current evidence base on viability. CEG would once again welcome further engagement with the Council on this. In respect of deliverability, CEG is fully committed to preparing a masterplan, submitting a planning application and bringing forward the site for development as soon as possible. Some early discussions with housebuilders have taken place to date, and it is expected that a significant proportion of the site will be brought forward early in the plan period." No known impediments to the achievability or viability of the site. |
| SHR145 | Land south of Meole Brace Retail Park, Shrewsbury | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and (22/04331/REM) granted for 150 dwellings. Development is ongoing. | Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and (22/04331/REM) granted for 150 dwellings. Development is ongoing. | Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and (22/04331/REM) granted for 150 dwellings. Development is ongoing. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|---|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| SHR054a | Land south of Sundorne Road, Shrewsbury | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0043) confirms the site is deliverable early within the proposed Plan period, it includes "There is strong interest from housing developers and the site is likely to be delivered within 3 years of adoption of the Plan". The developer (Shropshire Homes) Matter 22 Statement (M22.13) confirms in response to question 10 that "SHL intend to prepare and submit a planning application for this site as soon as the plan is adopted. They expect completion of the site to take between 2-3 years once construction has begun." | 60 | 0 | 60 | | | | 22 | 38 | 60 | 0 |
| SHR057 & SHR177 | Land North of Mytton Oak Road, Shrewsbury | Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoter correspondence (Appendix 2 of the Viability Topic Paper) states "SHR057 and SHR177. These sites are viable and deliverable and the timescale is correct". Hybrid Planning Application (24/02808/OUT) pending consideration for 400 dwellings and an 80 bedroom Care Home (Full Planning Permission for 102 dwellings and the 80 bedroom Care Home; and Outline Planning Permission for 298 dwellings). The applicant is a developer (Shropshire Homes). | 400 | 0 | 400 | | | 38 | 57 | 57 | 152 | 248 |
| SHR060, SHR158 & SHR161 | Land between Mytton Oak Road and Hanwood Road, Shrewsbury | Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. The site promoters Regulation 19 Representation (A0356) states "CEG is fully committed to preparing a masterplan, submitting a planning application and bringing forward the site for development as soon as possible. Some early discussions with housebuilders have taken place to date, and it is expected that a significant proportion of the site will be brought forward early in the plan period." A statement of common ground (SOCG018) has been agreed between the Council and site promoter CEG, within which it is specified in paragraph 6.6 that "It is anticipated that construction of the first phase of dwellings will begin in 2026/2027, following adoption of the new Shropshire Local Plan and determination of the requisite planning application(s). Buildout rates are expected to peak at a combined rate of 150 dwellings a year throughout the period from 2029 to 2036, with completion of the residential elements by 2038/2039..." | 1,500 | 0 | 1,500 | | | 95 | 95 | 95 | 285 | 1,215 |
| SHR145 | Land south of Meole Brace Retail Park, Shrewsbury | Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and (22/04331/REM) granted for 150 dwellings. Development is ongoing. | 0 | 0 | 0 | | | | | | 0 | 0 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|---|--|--|---|---|
| SHR173 | Land west of Ellesmere Road, Shrewsbury | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Large greenfield site. Site promoters Regulation 19 Representation (A0608) states "To conclude, Barwood Land can confirm that the Site is viable, available and achievable, and is expected to deliver housing in accordance with the policy requirements identified within the 'Regulation 18: Pre-Submission Draft Shropshire Local Plan'." No known impediments to the achievability or viability of the site. |
| Clive Barracks, Tern Hill (BNT002) | Clive Barracks, Tern Hill | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. It is understood that the sites current occupiers will be relocated and the site released for development in 2025. | Large part brownfield and part greenfield site. It is considered that the draft Policy allows for sufficient flexibility to respond to any site specific viability issues relating to affordable housing, where demonstrated through clear evidence at the Planning Application stage. The site is therefore considered achievable and viable. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|---|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| SHR173 | Land west of Ellesmere Road, Shrewsbury | <p>Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered.</p> <p>A statement of common ground (SoCG012) has been agreed between the Council and the site promoter. This specifies at paragraph 5.6 that "The Promoter proposes an indicative trajectory for the delivery of the proposed site allocation on the land west of Ellesmere Road as follows:</p> <ul style="list-style-type: none"> • Outline Planning Permission granted - 2024 • Site Sale, Reserved Matters Approvals and Discharge of Conditions - 2025 • Lead-in and 50 dwellings completed – 2026 • 100 dwellings completed – 2027 (target NWRR opening year) • 100 dwellings completed – 2028 (plus delivery of Local Centre) • 100 dwellings completed – 2029 • 100 dwellings completed – 2030" <p>Within paragraph 5.4 of the SoCG it is specified that "It is agreed in principle between the Parties that 150 dwellings of the 450 dwellings allocated to be delivered on the Site could be delivered prior to the NWRR being operational without having a severe impact on the highway network..." The Council has proposed a main modification to positively respond to this.</p> <p>Planning Application (22/01432/OUT) pending consideration on the site. This demonstrates developer interest.</p> | 450 | 0 | 450 | | | 50 | 100 | 100 | 250 | 200 |
| Clive Barracks, Tern Hill (BNT002) | Clive Barracks, Tern Hill | <p>Large part brownfield and part greenfield site. The site is considered suitable, will be made available for development is 2025, achievable and viable.</p> <p>A series of statements of common ground (SoCG04, SoCG04a & SoCG04b) between Shropshire Council and the site promoter. Within SoCG04b it is agreed that "the disposal date for the site has now been announced as 2030. DIO remains committed to the delivery of Clive Barracks. Whilst it is recognised that there has been delay to the vacation date, the DIO can confirm that the works associated with the relocation of the 1st Royal Irish Regiment, from Clive Barracks, are well advanced and closure works are likely to begin in 2028 with site disposal in 2030." This also includes agreement of the delivery schedule for the site, which involves submission of an outline application in 27/28-28/29; site closure works in 28/29-29/30; disposal in 29/30-30/31; and delivery of development from 31/32 onwards. It also includes agreement of delivery rates (a cautious 25dpa for the first two years and 50dpa thereafter).</p> <p>As such it is considered to represent a developable site.</p> | 750 | 0 | 750 | | | | | | 0 | 750 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|---|---|--|--|---|---|
| Former Ironbridge Power Station (IRN001) | Former Ironbridge Power Station | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. Known interest in bringing forward the site for development. Outline Planning Permission (19/05560/OUT) granted for development of the site. Reserved Matters Permission has been granted for the first phase of development and are pending consideration for/to facilitate subsequent phases of development. | The Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan identifies this strategic site as viable, with a general recommendation to continue engagement with promoters of Strategic Sites. Outline Planning Permission (19/05560/OUT) granted for development of the site. Reserved Matters Permission has been granted for the first phase of development and are pending consideration for/to facilitate subsequent phases of development. |
| CLV012 & CLV018 | Land at Flemley Park Farm, High Street, Clive | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Residential | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters Regulation 18 Response (extract proved as Appendix 17 of the Viability Topic Paper) A0440 states: "We can confirm that development of CLV012 / CLV018 is viable and deliverable, having regard to the policy requirements identified within the Pre-Submission Draft of the Shropshire Local Plan." No known impediments to the achievability or viability of the site. |
| HDL006 | Land south of Wedgefields Close, Hadnall | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters Regulation 19 Representation (A0454) states: "We represent a proposed allocated site and therefore we would be pleased to have the opportunity to answer any questions the Inspector may have and to demonstrate that the site is available and deliverable." No known impediments to the achievability or viability of the site. |
| SHA019 | Land between the A53 and Poynton Road, Shawbury | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 18 of the Viability Topic Paper) states: "The site is viable and capable of coming forward as part of the Local Plan Review process." No known impediments to the achievability or viability of the site. |
| WEM010 | Land off Pyms Road, Wem | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site adjoining existing allocation in same ownership (subject to a Planning Application - 21/02768/OUT). Site promoter correspondence (Appendix 25 of this document) states "On behalf of the landowner, I can confirm that proposed allocation WEM010 is a viable and deliverable site." |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---|---|--|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| Former Ironbridge Power Station (IRN001) | Former Ironbridge Power Station | The site is considered suitable, available, achievable and viable. As such it is considered to represent a developable site. Extensive demolition works have occurred on the site under various demolition notices. Full Planning Application (20/05301/FUL) granted for enabling works to occur on the site. Subsequent Outline Planning Permission (19/05560/OUT) granted for development of the site, including 1,000 dwellings and a 75 dwelling retirement village. Reserved Matters Permission (24/02380/REM) granted for phase 1a consisting of 107 dwellings. The applicant is Barratt David Wilson Homes and development has commenced. Reserved Matters Application (24/03660/REM) pending consideration for phase 2a consisting of 202 dwellings. The applicant is Taylor Wimpey. Numerous other Reserved Matters are pending consideration to facilitate other residential phases of development on the site. The Council's assumptions of 70dph, rising to 80dph, is extremely cautious given experience on other sites in Shropshire. | 0 | 0 | 0 | | | | | | 0 | 0 |
| CLV012 & CLV018 | Land at Flemley Park Farm, High Street, Clive | Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 response (extract provided as Appendix 17 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the draft Shropshire Local Plan. Considered likely to be delivered within the timescales identified. | 20 | 0 | 20 | | | | | | 0 | 20 |
| HDL006 | Land south of Wedgefields Close, Hadnall | Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0454) states: "We represent a proposed allocated site and therefore we would be pleased to have the opportunity to answer any questions the Inspector may have and to demonstrate that the site is available and deliverable." Considered likely to be delivered. | 40 | 0 | 40 | | | | | 15 | 15 | 25 |
| SHA019 | Land between the A53 and Poynton Road, Shawbury | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. The Regulation 18 Response (extract provided as Appendix 18 of the Viability Topic Paper) states "It is anticipated that the Phase 1 site will come forward in the 'Short Term' (2020 to 2025)..." and "It is anticipated that the Phase 2 site will come forward in the 'Medium Term' (2025 to 2030)". It also states "realistic prospect that housing will be delivered on the site within five years." | 80 | 0 | 80 | | | | 25 | 25 | 50 | 30 |
| WEM010 | Land off Pyms Road, Wem | Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Planning Application (20/01054/OUT) granted at appeal on the adjoining existing allocation in the same ownership. | 120 | 0 | 120 | | | | | | 0 | 120 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|------------------------------------|--|--|--|---|
| WEM025 | Land off Trentham Road, Wem | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect." No known impediments to the achievability or viability of the site. |
| WEM033 | Land off Whitchurch Road, Wem | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters Regulation 19 Representation (A0009) states: "JR Planning & Development supports the allocation of site WEM033 and confirms that it is available, deliverable and achievable." No known impediments to the achievability or viability of the site. |
| PPW025 | Land North of Tudor House, Prees | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters Regulation 19 Representation (A0591) states "The land is available, viable and deliverable and will be brought forward at the earliest opportunity." No known impediments to the achievability or viability of the site. |
| WHT014 | Land at Liverpool Road, Whitchurch | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Greenfield site. Site promoters Regulation 19 Representation (A0201) states: "In light of PH's land interests we support the allocation of Land at Liverpool Road, Whitchurch (WHT014) for 70 new homes. The site is deliverable, sustainable and would complement the draft Plan's spatial strategy and can be brought forward in a manner that delivers the aspirations contained in the draft policy." It also states "In terms of deliverability, the site is in the sole control of PH who are committed to bringing it forward for development and intend to submit a planning application upon adoption of the Local Plan. Following approval of the planning application, we expect the site to yield approximately 50 dwellings per annum within the early part of the Plan Period. The site is suitable, available and achievable and, therefore, deliverable." No known impediments to the achievability or viability of the site. |

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|------------------------------------|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| WEM025 | Land off Trentham Road, Wem | Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below [which included this site] I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect." | 30 | 0 | 30 | | | | 15 | 15 | 30 | 0 |
| WEM033 | Land off Whitchurch Road, Wem | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0009) states: the site is deliverable early within the proposed Plan period. | 60 | 0 | 60 | | | | | | 0 | 60 |
| PPW025 | Land North of Tudor House, Prees | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0591) indicates that the site is deliverable early within the proposed Plan period. | 35 | 0 | 35 | | | | | | 0 | 35 |
| WHT014 | Land at Liverpool Road, Whitchurch | Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0201) states: "Following approval of the planning application, we expect the site to yield approximately 50 dwellings per annum within the early part of the Plan Period." Within their Matter 24 Statement (M24.02 para 10) Persimmon Homes have confirmed "PH would look to bring the site forward within the first 5 years of the plan period. On confirmation of the allocation PH would look to progress a full planning application. Allowing for the subsequent discharge of condition we would anticipate a start on site within 18-24 months of the allocation be confirmed. PH anticipate that the delivery of 70 units thereafter would take between 18-24 months from the start on the site. It is considered that this is a realistic timeframe and that is deliverable." This generally aligns with the Council's assumptions within the housing land supply (GC47). | 70 | 0 | 70 | | | 20 | 25 | 25 | 70 | 0 |

| Proposed Site Allocation Reference | Address | Suitability | Availability | Achievability | Viability |
|------------------------------------|--|--|--|--|---|
| WHT037 & WHT044 | Land North of Chester Road, Whitchurch | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Large greenfield site. Site promoters Regulation 19 Representation (A0515) states "All three owners are working in collaboration and partnership with David Wilson Homes (DWH) to ensure the site is available, deliverable and comes forward for development, at the first opportunity." No known impediments to the achievability or viability of the site. |
| WHT042 | Land North of Waymills, Whitchurch | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. | Site proactively promoted through the Local Plan Review. | Large greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 19 of the Viability Topic Paper) states "We can confirm that development of WHT042 is viable and deliverable, having regard to the policy requirements identified within the Pre-Submission Draft of the Shropshire Local Plan." No known impediments to the achievability or viability of the site. |

Approved Application on at least part of the site.

Approved Application on all of the site.

| Proposed Site Allocation Reference | Address | Summary | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|------------------------------------|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|------------|-----------------------|
| WHT037 & WHT044 | Land North of Chester Road, Whitchurch | Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0515) states "All three owners are working in collaboration and partnership with David Wilson Homes (DWH) to ensure the site is available, deliverable and comes forward for development, at the first opportunity." Within their Matter 24 Statement (M24.04 para 2.24) Castle Green Homes have confirmed that "Castle Green Homes envisage that a start on site with preparatory works would be achievable by June 2025, with the dwellings delivered subsequently at a rate of 40 dwellings per annum from January 2026. This would mean that all homes would be projected to be delivered by January 2031, comfortably within the short and medium term within the plan period. Castle Green Homes have already undertaken preliminary site assessment and scoping works, allowing for a shorter turnaround time to submit a planning application upon allocation of the sites." | 200 | 0 | 200 | | | 25 | 40 | 40 | 105 | 95 |
| WHT042 | Land North of Waymills, Whitchurch | Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 18 Response (extract provided as Appendix 19 of the Viability Topic Paper) states "Having considered the assumptions made within Appendix 7 in respect of timescales for the delivery, the predicting delivery to be Medium Term (2025 – 2030) to Long Term (2030 – 2035) is considered appropriate." Adjoining allocated land in the same ownership is currently the subject of a Full Planning Application (22/03708/FUL) for 53 dwellings. An Outline Planning Application (21/02736/OUT) for 7 dwellings is also pending consideration on the remainder of the adjoining allocation. | 180 | 0 | 180 | | | | | | 0 | 180 |

Approved Application on at least part of the site.
 Approved Application on all of the site.

Total Years 1-5: **2,301**
 10% Allowance Years 1-5: **230**
 Total After 10% Allowance: **2,071**

Appendix G. Strategic Land Availability Assessment (SLAA) Sites

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|---|---|--|---|
| ALB003 | Caravan storage, Station Road, Albrighton | <p>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.</p> | <p>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.</p> | <p>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.</p> |
| BIS016 | Field adj. Blunden Hall, Brampton Road, Bishop's Castle | <p>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.</p> | <p>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.</p> | <p>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.</p> |
| BIS020 | Rear of surgery, Schoolhouse Lane, Bishop's Castle | <p>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.</p> | <p>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.</p> | <p>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.</p> |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|---|---|---------|---------|---------|---------|---------|-------|-----------------------|
| ALB003 | Caravan storage, Station Road, Albrighton | Site adjoins allocated site that benefits from planning permission and is currently under construction. 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 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|--|---|--|---|
| BKL001 | Field opposite the Junior School, Bucknell | <p>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.</p> | <p>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.</p> | <p>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.</p> |
| BKL002 | The Old Farm, Bucknell | <p>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.</p> | <p>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.</p> | <p>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.</p> |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|--|--|---------|---------|---------|---------|---------|-------|-----------------------|
| BKL001 | Field opposite the Junior School, Bucknell | <p>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.</p> <p>Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.</p> <p>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.</p> | | | | | | 0 | 44 |
| BKL002 | The Old Farm, Bucknell | <p>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.</p> <p>Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.</p> <p>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.</p> <p>Outline Planning Application (21/03445/OUT) refused for 8 dwellings on part of the site.</p> | | | | | | 0 | 30 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|----------------------|---|---|--|---|
| <p>CLU003</p> | <p>Land adjacent to The Hall, Vicarage Road, Clun</p> | <p>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.</p> | <p>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.</p> | <p>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.</p> |
| <p>BRD012</p> | <p>Land off Stourbridge Road, Bridgnorth</p> | <p>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.</p> | <p>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.</p> | <p>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.</p> |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|--|---|---------|---------|---------|---------|---------|-------|-----------------------|
| CLU003 | Land adjacent to The Hall, Vicarage Road, Clun | <p>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.</p> <p>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.</p> <p>Recent Permission in Principle (23/00247/PIP) refused for 1 dwelling on the site, due to the sites location in the river Clun catchment.</p> | | | | | | 0 | 2 |
| BRD012 | Land off Stourbridge Road, Bridgnorth | <p>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.</p> <p>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.</p> | | | | | | 0 | 40 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|--|---|--|--|
| DNP005 | Land north-west of South Road, Ditton Priors | <p>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.</p> | <p>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.</p> | <p>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.</p> |
| BRO034 | Adj. Brook Cottage, 4 Bridge Rd, Broseley | <p>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.</p> | <p>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.</p> | <p>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.</p> |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|--|---|---------|---------|---------|---------|---------|-----------|-----------------------|
| 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 or 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 |
| BRO034 | 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 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|---|---|--|---|
| CST008 | Land at Woodbank House, Church Stretton | <p>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.</p> | <p>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.</p> | <p>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.</p> |
| CRA001 | Abattoir site, Craven Arms | <p>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.</p> | <p>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.</p> | <p>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.</p> |
| CRA029 | Garage Corvedale Rd, Craven Arms | <p>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.</p> | <p>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.</p> | <p>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.</p> |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|---|--|---------|---------|---------|---------|---------|-------|-----------------------|
| CST008 | 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 |
| CRA001 | 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 |
| CRA029 | 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 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|---------------------------------|--|--|---|
| HNN021 | Off Netherton Lane, Highley | <p>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.</p> <p>Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.</p> | <p>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.</p> <p>Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.</p> | <p>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.</p> <p>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.</p> <p>Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.</p> |
| LUD005 | 21 New Street, Ludlow | <p>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.</p> | <p>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.</p> | <p>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.</p> <p>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.</p> |
| LUD022 | Morris Bufton Galdeford, Ludlow | <p>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.</p> | <p>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.</p> | <p>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.</p> <p>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.</p> |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|---------------------------------|--|---------|---------|---------|---------|---------|-------|-----------------------|
| HNN021 | 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 |
| 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 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|----------------------|---|---|--|---|
| <p>ONY005</p> | <p>Land at the Quarry</p> | <p>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.</p> <p>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.</p> <p>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.</p> <p>The ability to provide an appropriate access is subject to highway approval.</p> <p>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.</p> <p>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.</p> | <p>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.</p> | <p>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.</p> <p>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.</p> <p>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.</p> |
| <p>HHH003</p> | <p>Divisional Surveyors Office & Depot, Hearne Lane, Hodnet</p> | <p>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.</p> | <p>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.</p> | <p>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.</p> <p>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.</p> <p>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.</p> |
| <p>MDR002</p> | <p>Car Sales Area, Salisbury Road, Market Drayton</p> | <p>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.</p> | <p>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.</p> | <p>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.</p> <p>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.</p> <p>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.</p> |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|--|---|---------|---------|---------|---------|---------|-------|-----------------------|
| ONY005 | Land at the Quarry | <p>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.</p> <p>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.</p> | | | | | | 0 | 3 |
| HHH003 | Divisional Surveyors Office & Depot, Hearne Lane, Hodnet | <p>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.</p> | | | | | | 9 | 0 |
| MDR002 | Car Sales Area, Salisbury Road, Market Drayton | <p>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.</p> <p>Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.</p> | | | | | | 0 | 5 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|--|--|---|--|
| 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. |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|--|---|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|------------------------------------|--|---|---|
| SKH001 | Land at Rosehill Road, Stoke Heath | <p>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.</p> <p>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.</p> | <p>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.</p> <p>Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site.</p> | <p>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.</p> <p>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.</p> <p>Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site.</p> |
| MUW001 | Smithfield Works, Much Wenlock | <p>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.</p> | <p>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.</p> | <p>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.</p> <p>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.</p> |
| KCK001 | The Old Post Office, Knockin | <p>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.</p> | <p>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.</p> | <p>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.</p> <p>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.</p> |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|------------------------------------|--|---------|---------|---------|---------|---------|-------|-----------------------|
| SKH001 | Land at Rosehill Road, Stoke Heath | <p>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.</p> <p>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.</p> <p>Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site, which has subsequently been completed. It is considered the remainder of the site has capacity for 14 dwellings, as assumed within the Shropshire housing land supply assessment.</p> <p>The site identified within the Stoke Upon Tern Neighbourhood Plan as an appropriate location for residential development.</p> | | | | | | 14 | 0 |
| MUW001 | Smithfield Works, Much Wenlock | <p>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.</p> | | | | | | 0 | 17 |
| KCK001 | The Old Post Office, Knockin | <p>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.</p> <p>Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.</p> | | | | | | 6 | 0 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|---|---|--|--|
| 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. The site is within proximity of a number of TPO's, therefore 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. | 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. |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|---|---|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|---------------------------------|--|--|---|
| OSW045 | Autocare, King Street, Oswestry | <p>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.</p> <p>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.</p> <p>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.</p> | <p>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.</p> | <p>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.</p> <p>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.</p> <p>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.</p> |
| OSW051 | Weston Lane, Oswestry | <p>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.</p> | <p>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.</p> | <p>The site has been promoted during the 2017 Call for Sites for residential development.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
| PYC002 | Penylan, Penygarreg Lane, Pant | <p>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.</p> | <p>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.</p> | <p>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.</p> <p>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.</p> <p>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.</p> |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|---------------------------------|---|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 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 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|---|--|---|--|
| 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 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. |
| 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. |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|---|---|---------|---------|---------|---------|---------|-------|-----------------------|
| 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, which have subsequently been completed. 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 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|---|--|--|--|
| SHF027 | Garage off Bradford Street, Shifnal | <p>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.</p> | <p>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.</p> | <p>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.</p> |
| SHF028 | 27 Shrewsbury Road, adjacent to St Mary's Church, Shifnal | <p>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.</p> | <p>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.</p> | <p>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.</p> |
| BNP014 | Newtown Garage, Baschurch | <p>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.</p> | <p>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.</p> | <p>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.</p> |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|---|---|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|---|--|---|--|
| 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. |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|---|--|---------|---------|---------|---------|---------|-------|-----------------------|
| SHR011 | Land at the Elms, Belvidere, Shrewsbury | <p>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.</p> <p>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.</p> | | | | | | 0 | 15 |
| SHR014 | Site at New Zealand House, Abbey Foregate, Shrewsbury | <p>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 assists 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.</p> <p>Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.</p> | | | | | | 0 | 14 |
| SHR015 | Land at Whitehall, Shrewsbury | <p>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.</p> <p>Planning Application 24/03897/FUL pending consideration for 25 dwellings on the site. The Design & Access Statement which accompanies this Planning Application details the extensive pre-application discussion that has occurred on the site. The applicant is a developer (Shropshire Homes).</p> <p>Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.</p> | | | | | | 25 | 0 |

| 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. |
| 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. |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|---|--|---------|---------|---------|---------|---------|-------|-----------------------|
| 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. | | | | | | 14 | 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. Outline Planning Application (24/03568/OUT) pending consideration on the site. | | | | | | 38 | 0 |

| SLAA Site Reference | Address | Suitability | Availability | Achievability/Viability |
|---------------------|-------------------------------------|--|--|---|
| WHT005 | Land at Sherrymill Hill, Whitchurch | <p>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.</p> | <p>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.</p> | <p>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.</p> |

| SLAA Site Reference | Address | Summary | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|---------------------|-------------------------------------|--|---------|---------|---------|---------|---------|-------|-----------------------|
| 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: 148
10% Allowance Years 1-5: 15
Total After 10% Allowance: 133

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

| Reference | Address | Proposal | Deliverability | Net Dwellings | Net Completions | Net Outstanding | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|-----------------------------|--|--|---|---------------|-----------------|-----------------|---------|---------|---------|---------|---------|-------|-----------------------|
| GF, Marton | Land Off Groton Farm Road, Marton | Formation of 10 dwellings. | Planning Permission (23/02145/FUL) granted post 31st March 2024 for 10 dwellings. | 10 | 0 | 10 | | | | | | 10 | 0 |
| MC, Alveley | 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 |
| VH, Doddington | Land North East of the Village Hall, Doddington, Hopton Wafers, Shropshire | Formation of 8 affordable and 3 open market dwellings. | Planning Application (23/01547/FUL) pending consideration for 8 affordable dwellings and 3 open market dwellings. | 11 | 0 | 11 | | | | | | 11 | 0 |
| HR, Highley | North of Hazelwells Road, Highley | Formation of 24 dwellings. | Scheme now worked up. Planning Application to be submitted shortly. | 24 | 0 | 24 | | | | | | 24 | 0 |
| BR, Highley | West of Bridgnorth Road, Highley | Formation of 53 dwellings. | Scheme now worked up. Planning Application to be submitted shortly. | 53 | 0 | 53 | | | | | | 53 | 0 |
| Sutton Upon Tern CLT | Sutton Upon Tern CLT | Formation of 14 dwellings. | Steering group formed and RSL partner selected. Work is progressing. | 14 | 0 | 14 | | | | | | 14 | 0 |
| HR, Bicton | Land South of Holyhead Road, Bicton | Formation of 32 dwellings. | Planning Application (24/02222/FUL) pending consideration for 32 dwellings. | 32 | 0 | 32 | | | | | | 32 | 0 |
| FR, Dorrington | The Fars, Falklands Road, Dorrington | Formation of 10 dwellings. | Scheme being worked up. Planning Application to be submitted shortly. | 10 | 0 | 10 | | | | | | 10 | 0 |
| MR, Bomere Heath | West of Merrington Road, Bomere Heath | Formation of 19 dwellings. | Planning Application (23/02934/FUL) pending decision. | 19 | 0 | 19 | | | | | | 19 | 0 |
| FL, Shrewsbury | Weston Court, 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 |
| PC, Wem | Land adjacent to the Professional Centre, Wem | Formation of 4 dwellings. | Planning Permission (24/01804/FUL) granted post 31st March 2024 for 4 dwellings. | 4 | 0 | 4 | | | | | | 4 | 0 |
| NS, Wem | New Street, Wem | Formation of 14 dwellings. | Scheme now worked up. Planning Application to be submitted shortly. | 14 | 0 | 14 | | | | | | 14 | 0 |
| SC, Wem | West of Swain Close, Wem | Formation of 21 dwellings. | Planning Application (24/02314/OUT) pending consideration for 21 affordable dwellings. | 21 | 0 | 21 | | | | | | 21 | 0 |
| WM, Whixall | Whixhall Marina, Alders Lane, Whixhall | Formation of 4 affordable dwellings as cross-subsidy for works at Whixhall Marina. | Scheme now worked up. Planning Application to be submitted shortly. | 4 | 0 | 4 | | | | | | 4 | 0 |

Total Years 1-5: 228
10% Allowance Years 1-5: 23
Total After 10% Allowance: 205

Appendix I. Windfall Sites

| | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total |
|--------------------|----------------|----------------|----------------|----------------|----------------|--------------|
| Windfall Allowance | | | | 299 | 299 | 598 |

Appendix J. Lapsed Permissions

| Reference | Address | Suitability | Availability | Achievability | Viability |
|---------------------|---|--|--|---|---|
| 17/02469/FUL | Former Mckeand Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA | Application previously approved on the site (17/02469/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. |
| 18/04532/FUL | Cape Of Good Hope, Billingsley, Bridgnorth, Shropshire, WV16 6PG | Application previously approved on the site (18/04532/FUL). (23/04333/FUL) granted on the site post 31st March 2024. 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. |

| Reference | Address | Summary | Approximate Capacity | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|--------------|---|--|----------------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 17/02469/FUL | Former Mckeand Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA | Previously approved application for 7 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term. | 7 | | | | | | 0 | 7 |
| 18/04532/FUL | Cape Of Good Hope, Billingsley, Bridgnorth, Shropshire, WV16 6PG | Previously approved application for 5 dwellings. (23/04333/FUL) granted on the site post 31st March 2024 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 |
| 13/02623/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. | 6 | | | | | | 0 | 6 |
| 10/01319/FUL | Land At 1 Pinkham, Cleobury Mortimer | Application previously approved on the site (10/01319/FUL) | 9 | | | | | | 0 | 9 |
| 11/02801/OUT | Land at Wilton Lodge, Clun Road, Craven Arms | Previously approved application for 10 dwellings. | 10 | | | | | | 0 | 10 |
| 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. 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 |
| 16/04032/FUL | 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 |

| Reference | Address | Suitability | Availability | Achievability | Viability |
|--------------|--|--|--|---|---|
| 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. -24/00461/FUL refused due to layout and noise. This is currently the subject of an appeal. 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. |
| 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. |
| 11/02594/FUL | Cheswardine Farm, High Street, Cheswardine, Shropshire, TF9 2RS | Application previously approved on the site (11/02594/FUL) and subsequent application (17/0011/DIS withdrawn). 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. |
| 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. |

| Reference | Address | Summary | Approximate Capacity | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|--------------|--|--|----------------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 10/00968/FUL | 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 |
| 10/01264/FUL | The Stables, Prospect Road, Market Drayton | Previously approved application for 6 dwellings. Part brownfield part greenfield site. | 6 | | | | | | 0 | 6 |
| 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 |
| 11/02594/FUL | Cheswardine Farm, High Street, Cheswardine, Shropshire, TF9 2RS | 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 |
| 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 |

| Reference | Address | Suitability | Availability | Achievability | Viability |
|----------------|---|---|--|---|---|
| 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. |
| 13/03135/P3JPA | The Square, Market Place, Shifnal, Shropshire, TF11 9AX | Prior Approval (13/03135/P3JPA) previously concluded to not be required for conversion of officers to 6 apartments. | 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. |
| 11/01017/FUL | Downton Farm, Upton Magna, Shrewsbury | Application previously approved on the site (11/011017/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. |
| 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, there 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. |

| Reference | Address | Summary | Approximate Capacity | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|----------------|---|---|----------------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 13/03135/P3JPA | The Square, Market Place, Shifnal, Shropshire, TF11 9AX | Prior Approval previously concluded to not be required for conversion of officers to 6 apartments. Office conversion. 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 |
| 11/01017/FUL | Downton Farm, Upton Magna, Shrewsbury | Previously approved application for 13 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. | 13 | | | | | | 0 | 13 |
| 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 |

| Reference | Address | Suitability | Availability | Achievability | Viability |
|--------------|---|---|---|---|---|
| 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. |
| 17/02809/OUT | H M Prison, The Dana, Shrewsbury, Shropshire, SY1 2HR | Outline Planning Permission (17/02809/OUT) previously approved on the site. Full Planning Permission (24/01672/FUL) recently granted for demolition works 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. |
| 18/03206/FUL | 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. |
| 19/03534/FUL | Barns South Of The Lees Farm, Walcot, Shropshire | Application previously approved on the site (19/03534/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. |
| 11/03574/FUL | 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. |
| 14/01530/REM | 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 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total | Post Five Year Period |
|--------------|---|---|----------------------|---------|---------|---------|---------|---------|-------|-----------------------|
| 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 |
| 17/02809/OUT | 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 |
| 18/03206/FUL | 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 |
| 19/03534/FUL | Barns South Of The Lees Farm, Walcot, Shropshire | Previously approved application for 7 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. | 7 | | | | | | 0 | 7 |
| 11/03574/FUL | 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 |
| 14/01530/REM | 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