

Shropshire Council

Draft Shropshire Local Plan

Five Year Housing Land Supply Statement

Data to: 31st March 2023

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1. Executive Summary

Introduction

- 1.1. The National Planning Policy Framework (NPPF) specifies that the policies of a Development Plan should identify a housing supply of:
*"a) specific, deliverable sites for five years following the intended date of adoption; and
b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period."*¹
- 1.2. The NPPF also explains that Local Planning Authorities are required to identify and annually review their housing land supply, to determine if there are sufficient deliverable sites within a Local Authority Area to allow for the provision of five years' worth of housing, unless their adopted Development Plan is less than five years and was found to have a five year supply of specific, deliverable sites when the examination concluded.²
- 1.3. Although it should be noted that the NPPF specifies that in specific circumstances *"for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing...against the housing requirement..."*.³ These circumstances include where a draft Development Plan Document was submitted for examination at the date of publication of the revised NPPF (in December 2023). This is the case in Shropshire, where the draft Shropshire Local Plan was submitted for examination on the 3rd September 2021.
- 1.4. The purpose of this document is to summarise the assessment of whether there are sufficient deliverable sites in Shropshire to allow for provision of five years' worth of housing, based on the proposed housing requirement within the strategic policies of the draft Shropshire Local Plan.
- 1.5. This assessment covers the five year period from 2023/24 to 2027/28. The assessment has been undertaken using a cautious and robust methodology which is consistent with national policy and guidance.
- 1.6. In conclusion the assessment demonstrates **sufficient deliverable dwellings for 6.86 years supply of deliverable housing land against the proposed housing requirement within the strategic policies of the draft Shropshire Local Plan.**

¹ DLUHC, (2023), NPPF – Paragraph 69

² DLUHC, (2023), NPPF – Paragraphs 76 and 77

³ DLUHC, (2023), NPPF – Paragraph 226

- 1.7. This document also summarises the assessment of whether there are sufficient dwellings on deliverable and developable sites within Shropshire to demonstrate a housing land supply for the entirety of the plan period within the draft Shropshire Local Plan.
- 1.8. In conclusion the assessment demonstrates that **sufficient deliverable and developable dwellings are available to achieve the proposed housing requirement of 31,300 dwellings within the draft Shropshire Local Plan** and allow for **around 10% flexibility** in the overall housing land supply.
- 1.9. Please Note: An assessment of whether there are sufficient deliverable sites within Shropshire to allow for the provision of five years' worth of housing, based on the housing requirement set out in adopted strategic policies / local housing need, has also been undertaken and is available on the Shropshire Council website.*

Proposed Housing Requirement

- 1.10. Draft Policy SP2. Strategic Approach of the draft Shropshire Local Plan identifies the proposed spatial strategy for the level and distribution of development across Shropshire, over the period from 2016 to 2038.
- 1.11. Informed by updated additional Sustainability Appraisal (SA) assessment work and subsequent planning judgement, it is proposed that this housing requirement is a minimum of 31,300 dwellings over the period from 2016 to 2038. It is considered that this proposed housing requirement will support the long-term sustainability of the County.
- 1.12. This proposed housing requirement is sufficient to meet local housing need, as assessed using Government's 'standard methodology'. This assessment (2020 base date) indicated a local housing need of some 25,894 dwellings between 2016 and 2038. A report summarising this assessment is available on the Council's website at:
<https://shropshire.gov.uk/media/20572/local-housing-need-assessment-2020-ev069.pdf>
- 1.13. This proposed housing requirement is also considered sufficient to positively contribute to key issues and opportunities identified in Shropshire, including:
- a. Providing flexibility to respond to changes to local housing need over the proposed plan period.
 - b. Achieving sustainable development opportunities.
 - c. Providing family and affordable housing to meet the needs of local communities and support new families coming into Shropshire.

- d. Providing adaptable and specialist housing for older people and people with disabilities.
 - e. Providing housing to meet the needs of other groups within the community.
 - f. Supplementing and diversifying our labour force, including through provision of appropriate housing to meet the needs of this labour force.
 - g. Supporting wider aspirations for Shropshire, including increased economic growth and productivity, which can be supported through the provision of appropriate housing opportunities.
- 1.14. The proposed housing requirement also accommodates a specific contribution of 1,500 dwellings towards the unmet housing need forecast to arise in the Black Country.

Housing Land Supply

- 1.15. Shropshire Council has undertaken a cautious and robust assessment of the housing land supply in Shropshire. As such, 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. Similarly, only deliverable and developable dwellings on sites considered deliverable and developable within the proposed plan period, are included within the housing land supply for the proposed plan period.
- 1.16. In determining whether the dwellings on a site are deliverable or developable, Shropshire Council has applied the definitions provided within the NPPF. As such:
- a. In order 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..."*.⁴
 - b. In order to be considered developable *"sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged."*
- 1.17. The methodology utilised for this assessment is documented within the main report of this statement. In summary, this assessment concludes that deliverable and developable dwellings in Shropshire are located on:
- a. Sites with extant Planning Permission: 31st March 2023.
 - b. Sites with extant Prior Approval: 31st March 2023.
 - c. Selected sites with 'resolution to grant' Planning Permission: 31st March 2023 which are likely to be deliverable within five years or developable beyond the next five years.

⁴ DLUHC, (2023), NPPF – Annex 2: Glossary

- d. Selected 'saved' site allocations in the adopted Development Plan likely to be deliverable in five years or developable beyond the next five years.
 - e. Selected sites proposed for allocation for development within the draft Shropshire Development Plan likely to be deliverable within five years or developable beyond the next five years.
 - f. Selected sites from the Strategic Land Availability Assessment (SLAA) likely to be deliverable within five years or developable beyond the next five years.
 - g. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years or developable beyond the next five years.
 - h. Windfall sites.
- 1.18. Furthermore, a very cautious assumption that 10% of deliverable / developable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; 'saved' site allocations within the adopted Development Plan; proposed for allocation within the draft Shropshire Local Plan; identified within the SLAA Sites; and emerging affordable housing sites will not be delivered in each five year period has been applied. However, as these dwellings continue to be considered deliverable / developable they are re-considered within subsequent 5 year periods.

Calculation: Proposed Five Year Housing Land Requirement and the Five Year Housing Land Supply

- 1.19. The proposed housing requirement in the draft Shropshire Local Plan is a minimum of 31,300 dwellings over the period from 2016 to 2038. This equates to around 1,423 dwellings per annum.
- 1.20. As no 'phasing' of the housing requirement is proposed, **the annual average of 1,423 dwellings constitutes the annual housing requirement** and is used to calculate the basis for the five year housing land supply requirement.
- 1.21. National guidance⁵ specifies that when calculating a five year housing land requirement, there is also a need to consider any past under-delivery over the relevant plan period. The general expectation is that any past under-delivery in this period would be addressed within the next five year period, unless there is specific justification for an alternative approach.

⁵ DLUHC, (2024), National Planning Practice Guidance (NPPG), Housing Supply and Delivery (ID68), Paragraph 031

- 1.22. Based on the proposed annual housing requirement within the draft Shropshire Local Plan (1,423 dwellings), **no past under-delivery has arisen** in Shropshire over the proposed plan period thus far (2016 to present).
- 1.23. National guidance⁶ also specifies that in certain circumstances a 20% buffer should be applied to the five year housing land requirement (including, where relevant, any past under-delivery). This is where *"delivery of housing taken as a whole over the previous 3 years has fallen below 85% of the housing requirement figure, as set out in the last published Housing Delivery Test results"*. A buffer is not required in any other circumstances.
- 1.24. The latest Housing Delivery Test results⁷ indicate that in Shropshire delivery has exceeded the requirement. As such, **no buffer is required** of the five year housing land requirement in Shropshire.
- 1.25. Table 1 provides a summary of the calculation of the proposed five year housing land requirement:

Table 1: Summary of Proposed Five Year Housing Land Requirement

Category		Proposed Housing Requirement – draft Shropshire Local Plan
(A) Baseline 5 Year Requirement:	2023/24	1,423
	2024/25	1,423
	2025/26	1,423
	2026/27	1,423
	2027/28	1,423
	Total	7,115
(B) Past Under-Delivery: <i>(from earlier in the proposed plan period)</i>		0
(C) Buffer: <i>(20% where total housing completions over the previous 3 years fall below 85% of the previous 3 years housing requirement figure, as set out in the last published Housing Delivery Test results)</i>		0
(D) Total Requirement (A) + (B) + (C):		7,115

⁶ DLUHC, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

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

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

Table 2: Summary of Deliverable Housing Land Supply (at 1st April 2023)

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	5,958
(B) Dwellings on sites with Prior Approval*	72
(C) Dwellings on selected sites with a 'resolution to grant' Planning Permission estimated to be completed within 5 years*	10
(D) Dwellings on 'saved' site allocations estimated to be completed within 5 years*	1,274
(E) Dwellings on sites proposed for allocation within the draft Shropshire Local Plan estimated to be completed within 5 years*	1,491
(F) Dwellings on SLAA sites estimated to be deliverable within 5 years*	111
(G) Dwellings on emerging affordable housing sites estimated to be completed within 5 years *	247
(H) Dwellings on windfall sites**	598
Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H)	9,761

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

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

Conclusion: Proposed Five Year Housing Land Requirement and the Five Year Housing Land Supply

1.27. Table 3 brings together the proposed five year housing land requirement and the results of the assessment of the five year housing land supply in Shropshire.

1.28. This table confirms that Shropshire Council is able to demonstrate a five year housing land supply, based on the housing requirement proposed within the draft Shropshire Local Plan, as at the 1st April 2023.

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

Category	Proposed Requirement – draft Shropshire Local Plan
Total Requirement:	7,115
Total Supply:	9,761
Over / Under Provision:	2,646
Number of Years Supply:	6.86

- 1.29. Identifying land sufficient for the delivery of enough housing to meet the proposed housing requirement within strategic policies within the draft Shropshire Local Plan is one of the key responsibilities of Shropshire Council as the Local Planning Authority.
- 1.30. Shropshire Council is in a position where it is able to demonstrate **sufficient deliverable dwellings for 6.86 years supply of deliverable housing land against the proposed housing requirement within the strategic policies of the draft Shropshire Local Plan.** The focus must therefore be on delivery of sustainable housing, which is ultimately a market function undertaken by the development industry.
- 1.31. Please Note: The sites which make up the various components of the five year housing land supply as at 31st March 2023 are included within Appendices A-I of the Shropshire Council: Five Year Housing Land Supply Statement (2023) Draft Shropshire Local Plan.

Calculation: Proposed Plan Period Housing Requirement and the Plan Period Housing Land Supply

- 1.32. The proposed housing requirement in the draft Shropshire Local Plan is a **minimum of 31,300 dwellings** over the period from 2016 to 2038.
- 1.33. The housing land supply identified includes dwellings already completed within the proposed plan period; those dwellings which constitute part of the identified five year housing land supply; and those dwellings considered developable over the remainder of the proposed plan period.

Conclusion: Proposed Plan Period Housing Requirement and the Plan Period Housing Land Supply

- 1.34. Table 4 provides a summary of the housing supply in Shropshire, over the proposed plan period from 2016 to 2038.
- 1.35. Table 4 illustrates that Shropshire Council is in a position where it is able to demonstrate **sufficient deliverable and developable dwellings to achieve the proposed housing requirement within the draft Shropshire Local Plan.** Indeed, the identified housing land supply is sufficient to achieve the proposed housing requirement of a minimum of 31,300 dwellings and allow for **around 10% flexibility** in the overall housing land supply.

Table 4: Housing Land Supply across the Proposed Plan Period

Category	Housing Land Supply				
	Complete	Years 1-5	Years 6-10	Years 11-15	Total
(A) Completions (2016/17-2022/23):	11,761	N/A	N/A	N/A	11,761
(B) Dwellings on sites with Planning Permission*	N/A	5,958	1,428	628	8,009
(C) Dwellings on sites with Prior Approval*	N/A	72	7	1	80
(D) Dwellings on selected sites with a 'resolution to grant'* Planning Permission	N/A	10	1	0	11
(E) Dwellings on 'saved' site allocations*	N/A	1,274	1,478	510	3,262
(F) Dwellings proposed for allocation within the Draft Shropshire Local Plan *	N/A	1,491	3,294	2,145	6,930
(G) Dwellings on SLAA sites*	N/A	111	379	132	622
(H) Dwellings on emerging affordable housing sites*	N/A	247	25	2	274
(I) Dwellings on lapsed Planning Permissions*	N/A	0	302	30	332
(J) Dwellings on windfall sites**	N/A	598	1,495	1,495	3,588
Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H) + (I) + (J)	11,761	9,761	8,409	4,943	34,874

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

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

1.36. The sites which make up the various components of the housing land supply over the proposed plan period at the 1st April 2023 are included within Appendices A-J of the Five Year Housing Land Supply Statement.

2. Introduction

- 2.1. The National Planning Policy Framework (NPPF) specifies that the policies of a Development Plan should identify a housing supply of:
*"a) specific, deliverable sites for five years following the intended date of adoption; and
b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period."*⁸
- 2.2. The NPPF also explains that Local Planning Authorities are required to identify and annually review their housing land supply, to determine if there are sufficient deliverable sites within a Local Authority Area to allow for the provision of five years' worth of housing, unless their adopted Development Plan is less than five years and was found to have a five year supply of specific, deliverable sites at the time its examination concluded.⁹
- 2.3. Although it should be noted that the NPPF specifies that in specific circumstances *"for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing...against the housing requirement..."*.¹⁰ These circumstances include where a draft Development Plan was submitted for examination at the date of publication of the revised NPPF (in December 2023). This is the case in Shropshire, where the draft Shropshire Local Plan was submitted for examination on the 3rd September 2021.
- 2.4. This purpose of this document is to summarise the assessment of whether there are sufficient deliverable sites within Shropshire to allow for the provision of five years' worth of housing, based on the proposed housing requirement within the strategic policies of the draft Shropshire Local Plan.
- 2.5. This assessment covers the five year period from 2023/24 to 2027/28. The assessment has been undertaken using a cautious and robust methodology which is consistent with national policy and guidance.
- 2.6. This document also summarises the assessment of whether there are sufficient dwellings on deliverable and developable sites within Shropshire to demonstrate a housing land supply for the entirety of the plan period within the draft Shropshire Local Plan.

⁸ DLUHC, (2023), NPPF – Paragraph 69

⁹ DLUHC, (2023), NPPF – Paragraphs 76 and 77

¹⁰ DLUHC, (2023), NPPF – Paragraph 226

- 2.7. *Please Note: An assessment of whether there are sufficient deliverable sites within Shropshire to allow for the provision of five years' worth of housing, based on the housing requirement set out in adopted strategic policies / local housing need, has also been undertaken and is available on the Shropshire Council website.*
- 2.8. *Please Note: A separate assessment of Gypsy and Traveller accommodation (requirement and supply)¹¹ has also been undertaken and is available on the Shropshire Council website.*
- 2.9. This assessment draws on information provided within the assessment of the housing land supply based on the housing requirement set out in adopted strategic policies / local housing need and material provided within the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, including delivery timescales for proposed site allocations.
- 2.10. Identifying land sufficient for the delivery of enough housing to meet the housing requirement for the area is one of the key responsibilities of a Local Authority. However, delivery of sustainable housing development is ultimately undertaken by the development industry.
- 2.11. The statement comprises eight main components, these are the:
- a. Proposed housing land requirement.
 - b. Housing delivery.
 - c. Components of the housing land supply.
 - d. Calculation: five year housing land requirement and five year housing land supply.
 - e. Conclusion: five year housing land requirement and five year housing land supply.
 - f. Calculation: proposed plan period housing land requirement and proposed plan period housing land supply.
 - g. Conclusion: proposed plan period housing land requirement and proposed plan period housing land supply.
 - h. Schedules of sites included within the housing land supply.
- 2.12. In addition, further analysis of the information emerging from this review has been undertaken in order to provide a breakdown of the housing **commitments and completions by settlement (with a proposed residential development guideline)**. This analysis forms an Annexe to this report.

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

- 2.13. Within all aspects of this assessment, account has been taken of dwellings recorded as completed at the base date for the supply (31st March 2023) and residential units lost through any development scheme, to produce a net figure.
- 2.14. In order to ensure the appraisal of the deliverability / developability of the housing land supply is robust, a comprehensive methodology for the appraisal of sites has been utilised, further details of which are provided within this statement.
- 2.15. **Ultimately this assessment represents a cautious appraisal and presents a robust position on the housing land supply in Shropshire.**
- 2.16. This assessment will be updated annually as further information becomes available regarding the delivery of housing sites.

3. Proposed Housing Land Requirement

Context

- 3.1. This purpose of this document is to summarise the assessment of whether there are sufficient deliverable dwellings on deliverable sites within Shropshire to allow for the provision of five years' worth of housing, based on the proposed housing requirement within the strategic policies of the draft Shropshire Local Plan.
- 3.2. As already specified, an assessment of whether there are sufficient deliverable dwellings on deliverable sites within Shropshire to allow for the provision of five years' worth of housing, based on the housing requirement set out in adopted strategic policies / local housing need, has also been undertaken and is available on the Shropshire Council website.

Identification of the Proposed Housing Land Requirement

- 3.3. Draft Policy SP2. Strategic Approach of the draft Shropshire Local Plan identifies the proposed spatial strategy for the level and distribution of development across Shropshire, over the period from 2016 to 2038.
- 3.4. Informed by updated additional Sustainability Appraisal (SA) assessment work and subsequent planning judgement, it is proposed that this housing requirement is a minimum of 31,300 dwellings over the period from 2016 to 2038. It is considered that this proposed housing requirement will support the long-term sustainability of the County.
- 3.5. This proposed housing requirement is sufficient to meet local housing need, as assessed using Government's 'standard methodology'. This assessment (2020 base date) indicated a local housing need of some 25,894 dwellings over the period from 2016 to 2038. A report summarising this assessment is available on the Council's website at: <https://shropshire.gov.uk/media/20572/local-housing-need-assessment-2020-ev069.pdf>
- 3.6. This proposed housing requirement is also considered sufficient to positively contribute to key issues and opportunities identified in Shropshire, including:
 - a. Providing flexibility to respond to changes to local housing need over the proposed plan period.
 - b. Achieving sustainable development opportunities.
 - c. Providing family and affordable housing to meet the needs of local communities and support new families coming into Shropshire.

- d. Providing adaptable and specialist housing for older people and people with disabilities.
 - e. Providing housing to meet the needs of other groups within the community.
 - f. Supplementing and diversifying our labour force, including through provision of appropriate housing to meet the needs of this labour force.
 - g. Supporting wider aspirations for Shropshire, including increased economic growth and productivity, which can be supported through the provision of appropriate housing opportunities.
- 3.7. The proposed housing requirement also accommodates a specific contribution of 1,500 dwellings towards the unmet housing need forecast to arise in the Black Country.

Identification of the Proposed Annual Housing Land Requirement

- 3.8. The proposed housing requirement in the draft Shropshire Local Plan is a minimum of 31,300 dwellings over the period from 2016 to 2038. This equates to around 1,423 dwellings per annum.
- 3.9. As no 'phasing' of the housing requirement is proposed, **the annual average of 1,423 dwellings constitutes the annual housing requirement** and is used to calculate the basis for the five year housing land supply requirement.
- 3.10. This is considered to positively respond to the various components of the housing land supply and best available information regarding likely timescales for their delivery; past rates of delivery; past trends within the market; known factors which may influence the housing market and housing delivery rates in the short to medium term; and the myriad of other factors which are unknown and may influence the housing market and housing delivery rates in the short, medium and long-term.
- 3.11. Whilst it is acknowledged that there will inevitably be fluctuations over time, which may result in annual rates of delivery falling below or exceeding this level, it is expected that this will 'balance out' to ensure that the housing requirement is achieved.

4. Housing Delivery

Annual Housing Completions

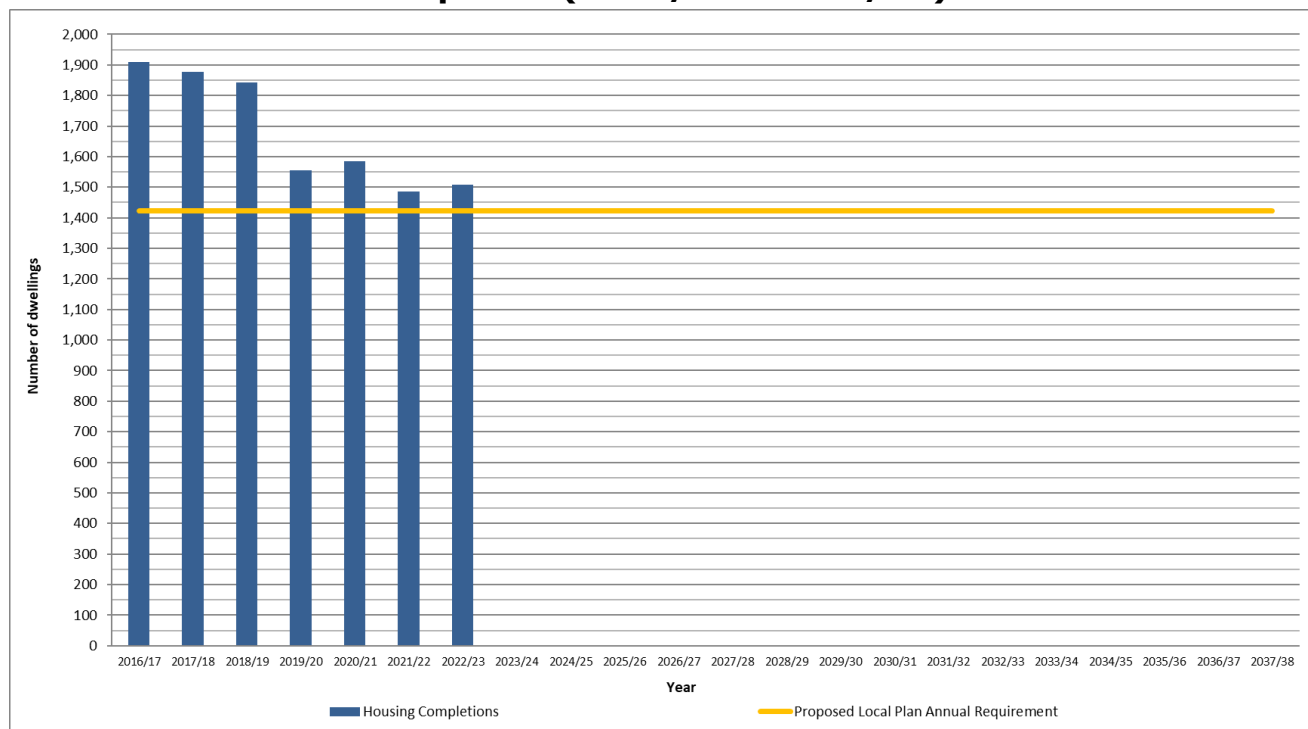
4.1. Using the annual housing land requirement proposed in the draft Shropshire Local Plan, Shropshire Council has undertaken a review of annual housing completions within previous years of the proposed plan period. The results of this review are summarised in Table 5.

Table 5: Housing Completions in Shropshire (2016/17 - 2022/23)

Financial Year	Annual Requirement	Housing Completions	Over provision / shortfall	Cumulative provision
2016/17	1,423	1,910	487	487
2017/18	1,423	1,876	453	940
2018/19	1,423	1,843	420	1,360
2019/20	1,423	1,554	131	1,491
2020/21	1,423	1,586	163	1,654
2021/22	1,423	1,485	62	1,716
2022/23	1,423	1,507	84	1,800

4.2. Figure 1 illustrates the annual housing completions thus far within the proposed plan period and annual housing requirement over the proposed plan period with the draft Shropshire Local Plan.

Figure 1: Housing Completions and Proposed Housing Requirement in Shropshire (2016/17 - 2037/38)



Past Over/Under-Delivery

- 4.3. Annual housing completions since the start of the proposed plan period of 2016/17 have consistently exceeded the annual average housing requirement, as such **there is no past under-delivery within the proposed plan period.**
- 4.4. Delivery over the proposed plan period is considered to reflect market conditions and the benefits of an up-to-date Development Plan. It is considered that the draft Shropshire Local Plan can have a similar positive effect in maintaining housing completions at a level that achieves the proposed housing requirement.

Housing Delivery Test

- 4.5. The NPPF states *"Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)."*¹²
- 4.6. The footnote to this paragraph explains that significant under-delivery *"will be measured against the Housing Delivery Test"*¹³ and occurs where this *"indicates that delivery was below 85% of the housing requirement."*¹³ For the avoidance of doubt, in no other circumstances is a buffer of the five year housing land supply required within the NPPF.
- 4.7. Government has published guidance on the housing delivery test, including a measurement rule book, which explains how it is calculated.
- 4.8. In summary, the housing delivery test is *"a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three year period"*¹⁴. The calculation can therefore be summarised as follows:

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

- 4.9. The guidance then goes on to identify the method for calculating homes delivered and required. In summary:
- a. *"The number of net homes delivered is the National Statistic for net additional dwellings over a rolling three year period, with adjustments for net student and net other communal accommodation"*¹⁴.

¹² DLUHC, (2023), NPPF – Paragraph 77

¹³ DLUHC, (2023), NPPF – Footnote 43 to Paragraph 77

¹⁴ DLUHC (was HCLG), (2018), Housing Delivery Test Measurement Rule Book

- 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)"¹⁴, 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"¹⁴.*

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

4.11. This 2022 measurement concluded that within Shropshire, over the relevant three years (2019/20, 2020/21 and 2021/22), housing delivery exceeded housing required, with delivery at 152%. It also confirmed that as a result there is no consequence in Shropshire¹⁵.

4.12. This calculation undertaken can be summarised as follows:

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

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

4.14. If the proposed housing requirement within the draft Shropshire Local Plan were used to calculate the Housing Delivery Test, over the last three years (2019/20, 2020/21 and 2021/22) housing delivery exceeded housing required, with delivery at 108%.

$$\text{Housing Delivery Test (108\%)} = \frac{\text{Total net homes delivered over three year period (4,625)}}{\text{Total number of homes required over three year period (4,269)}}$$

Housing Buffer

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

¹⁵ DLUHC, (2023), Housing Delivery Test, <https://gov.uk/government/collections/housing-delivery-test>

5. Housing Land Supply

Introduction

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

Definition of a Dwelling

- 5.2. In order to undertake an assessment of housing land supply, a definition of a dwelling must be identified. This ensures consistency and robustness of the assessment.
- 5.3. Shropshire Council considers that the most appropriate definition of a dwelling for the purposes of an assessment of housing land supply is that provided by the Office for National Statistics (ONS), as it is data collected by the ONS that underpins the assessment of Housing Need, informing the subsequent Housing Requirement.
- 5.4. This definition has also been endorsed by the Department for Levelling Up Housing & Communities (DLUHC), the department responsible for producing the NPPF and National Planning Practice Guidance (NPPG). The NPPF and NPPG identify the circumstances within which Local Planning Authorities are required to undertake an annual assessment of housing land supply and outline the parameters for such an assessment.
- 5.5. Furthermore, the definition is consistent with that applied when determining whether a unit would generate an award under the New Homes Bonus and whether it should be subject to Council Tax.
- 5.6. This definition of a dwelling is as follows: *"A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address."*¹⁶.

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

¹⁶ DLUHC, (2023), Housing Flow Reconciliation, https://assets.publishing.service.gov.uk/media/64bf9d8dd4051a000d5a9281/HFR_Guidance_-_2022-2023.pdf

(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"¹⁷. It also provides an indicative list and summary of the categories of specialist housing available. These are:

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

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

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

Residential care homes and nursing homes: *These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.*¹⁷

- 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

¹⁷ DLUHC (was HCLG), (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 010

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, 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."*¹⁸
- 5.11. Shropshire Council considers that it is most appropriate to apply the ONS and DLUHC definition of a dwelling when determining if these units of accommodation are dwellings.
- 5.12. Where the units comply with this definition (are self-contained, with their own living space, bedroom, bathroom and kitchen behind their own front door) then they are considered to represent a dwelling(s) for the purpose of this assessment of housing land supply.
- 5.13. The SAMDev Plan Inspector endorsed the approach taken by Shropshire Council in relation to these units, stating within Paragraph 49 of her report that *"It is reasonable to include care home accommodation within the 5 year housing land supply where it is in the form of self-contained units. Shropshire Council has been very cautious in its consideration of which extra care/care home facilities can be included within the supply, giving consideration to the details of a particular scheme rather than simply the description of development which may be misleading"*¹⁹.
- 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*

¹⁸ DLUHC (was HCLG), (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 014

¹⁹ 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>

*based on the amount of accommodation released in the housing market*²⁰.

5.16. The NPPG on Housing for Older and Disabled People specifies how such accommodation should be accounted for within the housing land supply, stating: *“plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data*²¹.

5.17. Currently the average number of adults living in all households is 1.8. As such the calculation of the contribution of completed communal accommodation to total housing supply would be as follows:

*“Net bedrooms in communal accommodation
Average number of adults in households in England (currently 1.8)”²²*

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...”²³.*

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.*

²⁰ DLUHC, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 035

²¹ DLUHC (was HCLG), (2019), NPPG – Housing for Older and Disabled People (ID63), Paragraph 016a

²² DLUHC (was HCLG), (2018), Housing Delivery Test Measurement Rule Book

²³ DLUHC, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 041

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 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”²⁴.

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

*Net bedrooms in student communal accommodation
Average number of students in student only households in England (currently 2.5)²⁵*

- 5.22. For consistency, the NPPG on Housing Supply and Delivery also specifies that “Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test...”²⁶.

- 5.23. This approach has been applied to student accommodation within the housing land supply from the 2017/18 monitoring period. The contribution that such properties make to the housing completions and housing land supply have been calculated consistent with the NPPG.

Annexes

- 5.24. In conformity with the ONS and DLUHC definition of a dwelling, Shropshire Council considers that annexes represent self-contained dwellings where they:
- a. Are self-contained (have their own living space, bedroom, bathroom and kitchen); and
 - b. Have their own point of access; and
 - c. Are not subject to conditions on occupancy, that restrict a self-contained household from being formed within them²⁷.
- 5.25. Consequently, where annexes comply with these criteria, they will be considered as part of the review of the housing land supply.

²⁴ DLUHC, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 034

²⁵ DLUHC (was HCLG), (2018), Housing Delivery Test Measurement Rule Book

²⁶ DLUHC (was HCLG), (2019), NPPG – Housing Supply and Delivery (ID68), Paragraph 041

²⁷ DLUHC (was HCLG), (2020), Housing Flow Reconciliation,

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/905338/Housing_Flows_Reconciliation_guidance.pdf

Deliverable and Developable Sites

5.26. When reviewing the housing land supply, Shropshire Council is required to undertake an assessment of dwellings on sites to determine if they are deliverable, developable or not currently developable for housing. This then informs consideration of when the site and the dwellings upon it are likely to come forward for development.

5.27. Sites to be included within the first five years of the housing land supply should be considered deliverable. The NPPF states that *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.*

In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years"²⁸.

5.28. It is apparent that this is not intended to be an exhaustive list of the types of site which can be considered deliverable and that sites do not need to involve non-major development and have Planning Permission or have detailed Planning Permission to be included within the first five years of the housing land supply. Rather the requirement is that there is clear evidence, through assessment of a site, that concludes that it is **available now**; offers a **suitable location for development now**; and is **achievable** with a realistic prospect that **housing will be delivered** within five years.

5.29. Sites can be included within the housing land supply beyond the first five years where they are considered developable. For a site to be considered developable the NPPF requires that *"sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged"²⁸.*

²⁸DLUHC, (2023), NPPF – Annex 2: Glossary

- 5.30. For the purposes of this assessment deliverable and developable dwellings are on:
- a. Sites with extant Planning Permission at the 31st March 2023.
 - b. Sites with an extant and positive Prior Approval decision at the 31st March 2023.
 - c. Selected sites with a resolution to grant Planning Permission as at the 31st March 2023 which are likely to be deliverable within five years or developable beyond the next five years.
 - d. Selected 'saved' site allocations within the adopted Development Plan which are likely to be deliverable within five years or developable beyond the next 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 or developable beyond the next five years.
 - f. Selected sites from the Strategic Land Availability Assessment (SLAA) which are likely to be deliverable within five years or developable beyond the next five years.
 - g. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years or developable beyond the next five years.
 - h. Windfall sites.

Build Rates and Lead-in Times

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

Lead-in Times

- 5.32. 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.
- 5.33. 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).

- 5.34. 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.
- 5.35. 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/>
- 5.36. 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.
- 5.37. 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.
- 5.38. Table 6 summarises the Council’s standard lead-in time assumptions:

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

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

- 5.39. 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.
- 5.40. 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.
- 5.41. For instance:
- a. 13/03055/FUL Land at Aston Street, Shifnal (115 dwellings): Decision notice issued on 24th March 2014. Commencement on 7th April 2014. Development completed during 2017/18.
 - b. 13/00893/FUL Phase 1 of the Shrewsbury South SUE (291 dwellings): Decision notice issued on 9th May 2014. Commencement on 27th May 2014. Development completed during 2022/23.
 - c. 14/01264/FUL Mount Farm, Whitchurch (100 dwellings): Decision notice issued on 23rd December 2014. Commencement on 23rd March 2015. Development completed during 2018/19.
 - d. 14/05343/FUL Land West of Ellesmere Road, Shrewsbury (147 dwellings): Decision notice issued on 26th March 2015. Commencement on 15th June 2015. Development completed during 2018/19.
 - e. 16/02618/FUL Phase 3 of the Shrewsbury South SUE (159 dwellings): Decision notice issued on 19th December 2016. Commencement on 16th January 2017. Development completed during 2019/20.
 - f. 16/05474/FUL Land East of A53, Shrewsbury Road, Shawbury (50 dwellings): Decision notice issued 4th October 2017. Commencement on 21st October 2017. Development completed during 2019/20.
 - g. 17/05554/FUL Land to the North of Hall Bank, Pontesbury (86 dwellings): Decision notice issued 10th September 2018. Commencement on 17th September 2018. Development completed during 2021/22.
 - h. 21/01748/FUL Land to North of Oteley Road, Shrewsbury (66 bedroom care home): Decision notice issued 9th August 2021. Commencement on 6th October 2021. Development completed during 2022/23.

- i. 20/01957/FUL Land at Churncote, Off Welshpool Road, Shrewsbury (340 dwellings): Decision notice issued 1st March 2022. Commencement on 3rd March 2022. Development ongoing.
- j. 22/03543/FUL Land to the South of Welshpool Road, Shrewsbury (106 dwellings): Decision notice issued on the 7th July 2023. Commencement on the 30th October 2023. Development ongoing.

5.42. 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.

5.43. 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

5.44. 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.

5.45. 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.

5.46. 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.

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

Table 7: '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.

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

Sites with Planning Permission as at 31st March 2023 (Appendices A and B)

5.49. 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"²⁹.

5.50. Consistent with the NPPF, Shropshire Council considers the majority of dwellings on sites with an extant Planning Permission to be considered deliverable and suitable for inclusion within the first five years of the housing land supply.

5.51. However, to ensure the robustness of this assessment of housing land supply, Shropshire Council has applied a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission will not be delivered in the five year period. Although as these dwellings are considered deliverable, they are re-considered within subsequent years of the plan period.

5.52. For a site to be considered developable the NPPF requires that *"sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably*

²⁹DLUHC, (2023), NPPF – Annex 2: Glossary

*developed at the point envisaged*²⁹. This definition is applied within the assessment of housing land supply undertaken by Shropshire Council.

- 5.53. Where dwellings on sites with Planning Permission are considered developable within years 6-10 or 11-15 of the proposed plan period, to ensure the robustness of assessment of housing land supply, Shropshire Council has applied a very cautious assumption that 10% of developable dwellings will not be delivered in the relevant five year period. Again, as these dwellings are considered developable, they are re-considered within subsequent years of the plan period.
- 5.54. 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 to sites with Planning Permission within the housing land supply.
- 5.55. Shropshire Council considers the use of a consistent assumption that 10% of deliverable and developable dwellings on sites with Planning Permission will not be delivered in the relevant five year period, but should be re-considered within subsequent years, is appropriate and represents a robust approach to variations in the market and other factors that might inhibit development. It also ensures a comprehensive and consistent assessment of housing land supply.
- 5.56. 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 and developable 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.
- 5.57. 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. The remainder of the dwellings are included within the wider housing land supply, according to when they are expected to be delivered. The same principle applies to dwellings on developable sites.
- 5.58. The deliverable and developable 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 or developability is documented within Appendix B of this document.

Sites with a Prior Approval decision as at 31st March 2023 (Appendix C)

- 5.59. 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) can be considered deliverable and suitable for inclusion within the first five years of the housing land supply.
- 5.60. 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***"³⁰ (my emphasis).
- 5.61. 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***."³¹ (my emphasis).
- 5.62. 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.
- 5.63. 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. Although as these dwellings are considered deliverable, they are re-considered within subsequent years of the plan period.
- 5.64. Similarly, where dwellings on sites with Prior Approval are considered developable within years 6-10 or 11-15 of the proposed plan period, to ensure the robustness of assessment of housing land supply, Shropshire

³⁰ Explanatory Memorandum to the Town and Country Planning (General Permitted Development (Amendment and Consequential Provisions) (England) Order 2014

³¹ Explanatory Memorandum to the Town and Country Planning (General Permitted Development ETC.) (England) (Amendment) Order 2021

Council has applied a very cautious assumption that 10% of developable dwellings will not be delivered in the relevant five year period. Again, as these dwellings are considered developable, they are re-considered within subsequent years of the plan period.

- 5.65. 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. The remainder of the dwellings are included within the wider housing land supply, according to when they are expected to be delivered. The same principle applies to dwellings on developable sites.
- 5.66. These sites are identified within Appendix C of this document.

Sites with a 'resolution to grant' Planning Permission as at 31st March 2023 (Appendices D)

- 5.67. In some cases, Shropshire Council has 'resolved to grant' Planning Permission on a site, subject to the completion of a S106 Legal Agreement.
- 5.68. Selected sites with a 'resolution to grant' Planning Permission have been included in the housing supply, as they are considered to be deliverable/developable (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).
- 5.69. 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 or developable 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 2023 and has subsequently been approved.
- 5.70. 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. Although as these dwellings are considered deliverable, they are re-considered within subsequent years of the plan period.
- 5.71. Similarly, where dwellings on sites with a 'resolution to grant' Planning Permission are considered developable within years 6-10 or 11-15 of the proposed plan period, to ensure the robustness of assessment of housing land supply, Shropshire Council has applied a very cautious assumption that 10% of developable dwellings will not be delivered in the relevant five year period. Again, as these dwellings are considered developable, they are re-considered within subsequent years of the plan period.
- 5.72. 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. The remainder of the dwellings are included within the wider housing land supply, according to when they are expected to be delivered. The same principle applies to dwellings on developable sites.
- 5.73. **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.**
- 5.74. 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.

'Saved' allocations within the adopted Development Plan (Appendix E)

- 5.75. Within Shropshire, strategic locations for development were identified in the adopted Core Strategy (2011) and sites were subsequently allocated for development within the adopted SAMDev Plan (2015). It is proposed that a number of these allocations are 'saved' to support the achievement of the proposed housing requirement within the draft Shropshire Local Plan.
- 5.76. Further residential development sites have also been allocated through 'made' Neighbourhood Plans (which become part of the adopted Development Plan when 'made' and will continue to form part of the adopted Development Plan following adoption of the Shropshire Local Plan). These Neighbourhood Plan allocations are intended to contribute to the achievement of the proposed housing requirement within the draft Shropshire Local Plan.
- 5.77. The NPPF states: *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years"*³².
- 5.78. Consistent with this definition of deliverable, Shropshire Council has taken a cautious approach to the inclusion of dwellings on proposed 'saved' allocations and Neighbourhood Plan allocations within the first five years of the housing land supply.
- 5.79. Only dwellings considered to be available now, offer a suitable location for development now, and achievable with a realistic prospect that housing will be delivered on the site within five years are included. The

³²DLUHC, (2023), NPPF – Annex 2: Glossary

availability, suitability and achievability of proposed 'saved' allocations has been documented within Appendix E.

- 5.80. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on proposed 'saved' site allocations and Neighbourhood Plan allocations will not be delivered in the five year period is applied. Although as these dwellings are considered deliverable, they are re-considered within subsequent years of the plan period.
- 5.81. For a site to be considered developable the NPPF requires that "*sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged*"³². This definition is applied within the assessment of housing land supply undertaken by Shropshire Council.
- 5.82. Where dwellings on proposed 'saved' site allocations and Neighbourhood Plan allocations are considered developable within years 6-10 or 11-15 of the proposed plan period, to ensure the robustness of assessment of housing land supply, Shropshire Council has applied a very cautious assumption that 10% of developable dwellings will not be delivered in the relevant five year period. Again, as these dwellings are considered developable, they are re-considered within subsequent years of the plan period.
- 5.83. Deliverability and developability of the proposed 'saved' site allocations and 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.
- 5.84. For the avoidance of doubt, where a proportion of the dwellings on a deliverable proposed 'saved' site allocation and Neighbourhood Plan allocation 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. The remainder of the dwellings are included within the wider housing land supply, according to when they are expected to be delivered. The same principle applies to dwellings on developable site allocations.
- 5.85. These sites and a summary of their suitability, availability and achievability (including viability) is documented within Appendix E of this document.

5.86. Please Note: Inclusion of a proposed 'saved' 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.

Sites proposed for allocation within the draft Shropshire Local Plan (Appendix F)

5.87. 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"³³.

5.88. For a site to be considered developable the NPPF requires that *"sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged"³³.*

5.89. The purpose of this assessment is to consider whether:

- a. There are sufficient dwellings on deliverable sites within Shropshire to allow for provision of five years' worth of housing, based on the proposed housing requirement within the draft Shropshire Local Plan.
- b. There are sufficient dwellings on deliverable and developable sites within Shropshire to achieve the proposed housing requirement within the draft Shropshire Local Plan, over the proposed plan period.

5.90. In addition to the identification of a proposed housing requirement, the draft Shropshire Local Plan also proposes a series of allocations, to contribute towards achieving the proposed housing requirement.

5.91. Given this assessment of housing land supply is based on the proposed housing requirement within the draft Shropshire Local Plan, it is also considered appropriate to consider the deliverability of these sites, which

³³DLUHC, (2023), NPPF – Annex 2: Glossary

are intended to contribute to the achievement of the proposed housing requirement, so as to ensure a consistent and appropriate assessment.

- 5.92. However, to ensure robustness, Shropshire Council has taken a very cautious approach to the inclusion of draft Shropshire Local Plan proposed allocations within the first five years of the housing land supply.
- 5.93. Only dwellings on those sites considered deliverable are included - available now, offer a suitable location for development now (assuming the draft Shropshire Local Plan is subsequently adopted – as this is the circumstance within which the proposed housing requirement would become applicable), and are achievable with a realistic prospect housing will be delivered on the site within five years.
- 5.94. Similarly, only dwellings on sites considered developable are included within the wider housing land supply across the proposed plan period.
- 5.95. Deliverability and developability of the proposed site allocations and timescales for delivery of dwellings on them has been informed by the Council's 'standard' lead in times and build rates, refined through proactive discussions with landowners, land promoters and developers. This ensures Shropshire Council can have significant confidence that assumptions for each site are realistic.
- 5.96. For the avoidance of doubt, where a proportion of the dwellings on a deliverable proposed site allocation 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. The remainder of the dwellings are included within the wider housing land supply, according to when they are expected to be delivered. The same principle applies to dwellings on developable sites.
- 5.97. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on proposed site allocations will not be delivered in the five year period is applied. Although as these dwellings are considered deliverable, they are re-considered within subsequent years of the plan period.
- 5.98. Similarly, where dwellings on proposed site allocations are considered developable within years 6-10 or 11-15 of the proposed plan period, to ensure the robustness of assessment of housing land supply, Shropshire Council has applied a very cautious assumption that 10% of developable dwellings will not be delivered in the relevant five year period. Again, as these dwellings are considered developable, they are re-considered within subsequent years of the plan period.

- 5.99. The availability, suitability (assuming that the draft Shropshire Local Plan is subsequently adopted – as this is the circumstance within which the proposed housing requirement would become applicable) and achievability of proposed allocations is documented within Appendix F.
- 5.100. **Please Note: Inclusion of a proposed allocation within the draft Shropshire Local Plan in the housing land supply is without prejudice to the Plan making process or the determination of any planning application for the site.**

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

- 5.101. The Strategic Land Availability Assessment (SLAA) is a technical assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. The SLAA considers sites and broad locations for residential development where they are **capable of delivering 5 or more dwellings**. Generally, sites of less than 0.2 hectares are unlikely to achieve these thresholds.
- 5.102. 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.
- 5.103. 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 proposed plan period, within the housing land supply.
- 5.104. However, to ensure further robustness, a full site by site review has been undertaken of SLAA sites as part of this assessment of housing land supply and only those where the information available gives confidence that the sites are deliverable, have they been included within the five year housing land supply. Similarly only those sites considered to be developable within the proposed plan period are included within the wider housing land supply.
- 5.105. This review included consideration of any updated information regarding site capacity and build rates - reflecting feedback from relevant site promoters, agents and/or developers.
- 5.106. Around 45 sites are included within the housing land supply. Of these, only 11 sites are considered deliverable within the next five years.
- 5.107. For the avoidance of doubt, only the dwellings on a deliverable SLAA site considered deliverable within the next five years were included within the

five year housing land supply. Similarly, only the dwellings on deliverable and developable sites considered deliverable or developable within the proposed plan period are included within the wider housing land supply.

- 5.108. 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. Although as these dwellings are considered deliverable, they are re-considered within subsequent years of the plan period. A consistent approach is applied to dwellings on developable SLAA sites.
- 5.109. **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.**
- 5.110. These sites are identified within Appendix G of this document.

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

- 5.111. 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.
- 5.112. Similarly, Policies DP3, DP4, DP5, DP6 and DP7 of the draft Shropshire Local Plan 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.
- 5.113. Furthermore, the Council has consistently enabled such exception sites to come forward over the years, with great success.
- 5.114. 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 or developable. 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.
- 5.115. 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, whilst those which were considered developable have been included within the wider housing land supply.

- 5.116. 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. Similarly, only the dwellings on deliverable and developable affordable housing sites considered deliverable or developable within the proposed plan period are included within the wider housing land supply.
- 5.117. 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. Although as these dwellings are considered deliverable, they are re-considered within subsequent years of the plan period. A consistent approach is applied to dwellings on developable affordable housing sites.
- 5.118. **Please Note:** Shropshire Council has a close working relationship with Affordable Housing providers. This has informed assumptions regarding the deliverability and developability of affordable housing schemes.
- 5.119. 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 in order to secure funding. This is reflected within assumptions in the timescales for delivery. Consequently Shropshire Council has confidence regarding the assessment of the deliverability and developability of these sites.
- 5.120. **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.**
- 5.121. These sites are identified within Appendix H of this document.

Windfall Sites (Appendix I)

- 5.122. Within Shropshire, windfall residential development forms a significant proportion of all residential development that occurs.
- 5.123. Indeed, the adopted Development Plan and the draft Shropshire Local Plan recognise the importance of windfall residential development in Shropshire and make allowances for and facilitate the delivery of appropriately located windfall sites (where they accord with the policies within the adopted Development Plan or draft Shropshire Local Plan respectively).

- 5.124. Furthermore, best available data on past completions continues to support the importance of windfall sites as an important and appropriate source of supply for residential development. Specifically, over the last five years (2018/19-2022/23), some 4,683 dwellings (net) have been completed on windfall sites in Shropshire (1,669 dwellings on small scale windfall sites of less than 5 dwellings and 3,014 dwellings on medium and large scale windfall sites of 5 or more dwellings).
- 5.125. This equates to around 59% of total completions achieved within this period (and in each of these five years windfall completions equated to in excess of 50% of total completions achieved).
- 5.126. Furthermore, over the same five year period (2018/19-2022/23), the average number of net dwellings completed on windfall sites equates to some 937 dwellings (net) per annum (**334 dwellings per annum on small scale windfall sites of less than 5 dwellings** and 603 dwellings per annum on medium and large scale windfall sites of 5 or more dwellings).
- 5.127. There were **392 dwellings (net)** completed on small scale windfall sites of less than 5 dwellings in 2022/23 and 766 dwellings (net) completed on medium and large scale windfall sites of 5 or more dwellings.
- 5.128. These trends support the conclusion that windfall development does and will continue to represent an important part of the housing land supply.
- 5.129. The importance of windfall residential development in Shropshire is not surprising given that Shropshire is a large rural County containing the Strategic Centre of Shrewsbury; 5 Principal Centres (Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch); 11 Key Centres (Albrighton, Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem); rural settlements identified as Community Hubs and Community Clusters; hundreds of other rural villages and hamlets; and a significant rural hinterland.
- 5.130. 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); supplementary guidance within the Type and Affordability of Housing SPD; and Policy DP6 of the draft Shropshire Local Plan).

- 5.131. This supports the conclusion that windfall residential development does and will continue to represent an important part of the housing land supply in Shropshire.
- 5.132. 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 and each of the remaining years of the wider housing land supply (years 4+ of the proposed plan period).

Lapsed Planning Permission (Appendix J)

- 5.133. 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 later within the proposed plan period.
- 5.134. 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.
- 5.135. Whilst none of these sites have been included within the first five years of the housing land supply, many have been deemed developable and therefore suitable for inclusion within the wider housing land supply. These sites are identified within Appendix J of this document.
- 5.136. To ensure the robustness of this assessment, a cautious assumption that 10% of developable dwellings on these lapsed permission will not be delivered in the relevant five year period is applied. Although as these dwellings are considered deliverable, they are re-considered within subsequent years of the plan period.
- 5.137. **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: Proposed Five Year Housing Land Requirement and the Five Year Housing Land Supply

Shropshire Proposed Five Year Housing Land Requirement

- 6.1. Using the methodological approach outlined in Chapters 3 and 4, the proposed housing land requirement for the five year period starting on the 1st April 2023 has been calculated, based on the proposed housing requirement identified in the strategic policies within the draft Shropshire Local Plan.
- 6.2. In summary:
- a. The proposed housing requirement in the draft Shropshire Local Plan is a minimum of 31,300 dwellings over the period from 2016 to 2038. This equates to around 1,423 dwellings per annum. As no 'phasing' of the housing requirement is proposed, **the annual average of 1,423 dwellings constitutes the annual housing requirement** and is used to calculate the basis for the five year housing land supply requirement.
 - b. National guidance³⁴ specifies that when calculating a five year housing land requirement, there is a need to consider any past under-delivery over the relevant plan period. The general expectation is any past under-delivery in this period would be addressed within the next five year period, unless there is specific justification for an alternative approach. Based on the proposed annual housing requirement within the draft Shropshire Local Plan (1,423 dwellings), **no past under-delivery has arisen in Shropshire over the proposed plan period thus far (2016 to present).**
 - c. National guidance³⁵ also specifies that in certain circumstances a 20% buffer should be applied to the five year housing land requirement (including, where relevant, any past under-delivery). This is where *"delivery of housing taken as a whole over the previous 3 years has fallen below 85% of the housing requirement figure, as set out in the last published Housing Delivery Test results"*. A buffer is not required in any other circumstances. The latest Housing Delivery Test results³⁶ indicate that in Shropshire delivery has exceeded the requirement. **As such, no buffer is required of the five year housing land requirement in Shropshire.**

³⁴ DLUHC, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 031

³⁵ DLUHC, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

³⁶ DLUHC, (2023), Housing Delivery Test, <https://gov.uk/government/collections/housing-delivery-test>

6.3. Table 8 provides a summary of the calculation of the five year housing requirement:

Table 8: Summary of Proposed Five Year Housing Land Requirement

Category		Proposed Housing Requirement – draft Shropshire Local Plan
(A) Baseline 5 Year Requirement:	2023/24	1,423
	2024/25	1,423
	2025/26	1,423
	2026/27	1,423
	2027/28	1,423
	Total	7,115
(B) Past Under-Delivery: <i>(from earlier in the proposed plan period)</i>		0
(C) Buffer: <i>(20% where total housing completions over the previous 3 years fall below 85% of the previous 3 years housing requirement figure, as set out in the last published Housing Delivery Test results)</i>		0
(D) Total Requirement (A) + (B) + (C):		7,115

Shropshire Five Year Housing Land Supply

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

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

6.5. Table 9 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, as at the 1st April 2023:

Table 9: Summary of deliverable housing land supply (as at 1st April 2023)

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	5,958
(B) Dwellings on sites with Prior Approval*	72
(C) Dwellings on selected sites with a 'resolution to grant' Planning Permission estimated to be completed within 5 years*	10
(D) Dwellings on 'saved' site allocations estimated to be completed within 5 years*	1,274
(E) Dwellings on sites proposed for allocation within the draft Shropshire Local Plan estimated to be completed within 5 years*	1,491
(F) Dwellings on SLAA sites estimated to be deliverable within 5 years*	111
(G) Dwellings on emerging affordable housing sites estimated to be completed within 5 years *	247
(H) Dwellings on windfall sites**	598
Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H)	9,761

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

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

6.6. Shropshire Council includes a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; 'saved' site allocations within the adopted Development Plan; proposed for allocation within the draft Shropshire Local Plan; identified within the SLAA Sites; and Emerging Affordable Housing Sites will not be delivered in the five year period. Although as these dwellings are considered deliverable, they are re-considered within subsequent years of the plan period.

6.7. This assumption is reflected within the figures provided within Table 9 of this document. The actual number of dwellings considered deliverable in the next 5 years in each of the categories of deliverable dwellings, before this deduction is applied, are:

- a. Dwellings on sites with Planning Permission: 6,620 dwellings.
- b. Dwellings on sites with Prior Approval: 80 dwellings.
- c. Dwellings on selected sites with a 'resolution to grant' Planning Permission: 11 dwellings.
- d. Dwellings on selected 'saved' site allocations for development: 1,415 dwellings.

- e. Dwellings on selected sites proposed for allocation for development: 1,657 dwellings.
 - f. Dwellings on selected SLAA sites: 123 dwellings.
 - g. Dwellings on selected sites seeking Homes England (HE) funding: 274 dwellings.
- 6.8. The sites which make up the various components of the five year housing land supply as at the 1st April 2023 are included within Appendices A-J of this statement.

7. Conclusion: Proposed Five Year Housing Land Requirement and the Five Year Housing Land Supply

- 7.1. Table 10 brings together the proposed five year housing land requirement and the results of the assessment of the five year housing land supply in Shropshire.
- 7.2. This table confirms that Shropshire Council is able to demonstrate a five year housing land supply, based on the housing requirement proposed within the draft Shropshire Local Plan, as at the 1st April 2023.

Table 10: Comparison: Proposed Five Year Housing Land Requirement and Five Year Housing Land Supply

Category	Proposed Requirement – draft Shropshire Local Plan
Total Requirement:	7,115
Total Supply:	9,761
Over / Under Provision:	2,646
Number of Years Supply:	6.86

- 7.3. This comprehensive review of the housing land supply establishes that there are sufficient deliverable dwelling on deliverable sites in Shropshire to allow for the provision of five years' worth of housing, based on the proposed housing requirement in the strategic policies of the draft Shropshire Local Plan.
- 7.4. Specifically, Shropshire Council is in a position where it is able to demonstrate **sufficient deliverable dwellings for 6.86 years supply of deliverable housing land against the proposed housing requirement within the strategic policies of the draft Shropshire Local Plan.**
- 7.5. Please Note: The sites which make up the various components of the five year housing land supply as at 31st March 2023 are included within Appendices A-I of the Shropshire Council: Five Year Housing Land Supply Statement (2023) Draft Shropshire Local Plan.
- 7.6. Please Note: A similar assessment based on the housing requirement set out in adopted strategic policies / local housing need has also been undertaken and is available on the Shropshire Council website.
- 7.7. Shropshire Council, through its draft Shropshire Local Plan is positively planning for an ambitious but deliverable level of housing development

to 2038. This is consistent with the adopted Development Plan, which also includes an ambitious but deliverable housing requirement.

- 7.8. Furthermore, the Council was involved in the production of the Marches Local Enterprise Partnership's (LEP) High Level Planning and Housing Statement "Poised for Growth"³⁷. As these documents make clear, Shropshire Council is committed to creating an environment for successful housing delivery, and is working with the development industry and local communities to ensure that sustainable development is brought forward.
- 7.9. The reality is there is a significant and growing supply of housing land in Shropshire, sufficient to demonstrate a housing land supply to meet the housing requirement within strategic policies within the draft Shropshire Local Plan.
- 7.10. However, whilst Shropshire Council is taking a positive approach to planning for housing and there is a significant amount of land available for housing development, ultimately it is the responsibility of the development industry to deliver sustainable development, consisting of the right types of housing, in the right locations and within the right timescales.

³⁷www.shropshire.gov.uk/marcheslepplanninghousingstatement/index.html

8. Calculation: Proposed Plan Period Housing Requirement and the Plan Period Housing Land Supply

Shropshire Proposed Plan Period Housing Land Requirement

- 8.1. Using the methodological approach outlined in Chapter 3, the proposed housing land requirement for the proposed plan period from 2016 to 2038 has been identified.
- 8.2. In summary: The proposed housing requirement in the draft Shropshire Local Plan is a **minimum of 31,300 dwellings** over the period from 2016 to 2038.

Shropshire Proposed Plan Period Housing Land Supply

- 8.3. The housing land supply identified includes dwellings already completed within the proposed plan period; those dwellings which constitute part of the identified five year housing land supply; and those dwellings considered developable over the remainder of the proposed plan period.
- 8.4. Using the methodological approach outlined in Chapter 5, a comprehensive assessment of housing land in Shropshire has been undertaken. In summary, for the purposes of this assessment deliverable and developable dwellings are located on:
 - a. Sites with extant Planning Permission at the 31st March 2023.
 - b. Sites with an extant and positive Prior Approval decision at the 31st March 2023.
 - c. Selected sites with a resolution to grant Planning Permission at the 31st March 2023 which are likely to be deliverable within five years or developable beyond the next five years.
 - d. Selected 'saved' site allocations within the adopted Development Plan which are likely to be deliverable within five years or developable beyond the next 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 or developable beyond the next five years.
 - f. Selected sites from the Strategic Land Availability Assessment (SLAA) which are likely to be deliverable within five years or developable beyond the next five years.
 - g. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years or developable beyond the next five years.
 - h. Windfall sites.

- 8.5. In order to ensure a robust assessment, the methodology used for appraising housing land supply across the proposed plan period is consistent with that used for the appraisal of sites within the first five years.
- 8.6. Specifically a very cautious assumption that 10% of deliverable / developable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; 'saved' site allocations within the adopted Development Plan; proposed for allocation within the draft Shropshire Local Plan; identified within the SLAA Sites; and Emerging Affordable Housing Sites will not be delivered in each five year period has been applied. However, as these dwellings continue to be considered deliverable/developable they are re-considered within the subsequent 5 year periods.

9. Conclusion: Proposed Plan Period Housing Requirement and the Plan Period Housing Land Supply

1.37. Table 11 provides a summary of the housing supply in Shropshire, over the proposed plan period from 2016 to 2038:

Table 11: Housing Land Supply across the Proposed Plan Period

Category	Housing Land Supply				
	Complete	Years 1-5	Years 6-10	Years 11-15	Total
(A) Completions (2016/17-2022/23):	11,761	N/A	N/A	N/A	11,761
(B) Dwellings on sites with Planning Permission*	N/A	5,958	1,428	628	8,009
(C) Dwellings on sites with Prior Approval*	N/A	72	7	1	80
(D) Dwellings on selected sites with a 'resolution to grant'* Planning Permission	N/A	10	1	0	11
(E) Dwellings on 'saved' site allocations*	N/A	1,274	1,478	510	3,262
(F) Dwellings proposed for allocation within the Draft Shropshire Local Plan *	N/A	1,491	3,294	2,145	6,930
(G) Dwellings on SLAA sites*	N/A	111	379	132	622
(H) Dwellings on emerging affordable housing sites*	N/A	247	25	2	274
(I) Dwellings on lapsed Planning Permissions*	N/A	0	302	30	332
(J) Dwellings on windfall sites**	N/A	598	1,495	1,495	3,588
Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H) + (I) + (J)	11,761	9,761	8,409	4,943	34,874

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

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

1.38. Table 11 illustrates that Shropshire Council is in a position where it is able to demonstrate **sufficient deliverable and developable dwellings to achieve the proposed housing requirement within the draft Shropshire Local Plan**. Indeed, the identified housing land supply is sufficient to achieve the proposed housing requirement of a minimum of 31,300 dwellings and allow for **around 10% flexibility** in the overall housing land supply.

1.39. The sites which make up the various components of the housing land supply over the proposed plan period at the 1st April 2023 are included within Appendices A-J of this statement.

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

Annex 1. Settlement Residential Completions and Supply

Introduction

A1.1. The information resulting from the assessment of the housing land supply for Shropshire can also be utilised to determine the net number of dwellings completed and committed by settlement with a proposed residential guideline in the draft Shropshire Local Plan:

Table 12: Residential Guidelines and Residential Supply within the Strategic Centre, Principal Centres and Key Centres and Strategic Settlements

Settlement	Type of Settlement	Draft Local Plan Proposed Guideline (2016-2038)	Completions (2016/17 to 2022/23)	Commitments			Windfall Allowance** (as at 31st March 2023)
				Sites with Planning Permission or Prior Approval (as at the 31 st March 2023)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)	Proposed Allocations without Planning Permission (as at 31st March 2023)	
Albrighton	Key Centre	500	140	76	83	180	21
Bishops Castle	Key Centre	150	50	25	40	0	35
Bridgnorth	Principal Centre	1,800	132	61	550	1,050	7
Broseley	Key Centre	250	174	73	20*	0	0
Church Stretton	Key Centre	200	39	77	0	0	84
Clebury Mortimer	Key Centre	200	56	24	125*	0	0
Craven Arms	Key Centre	500	61	28	325	0	86
Ellesmere	Key Centre	800	188	232	250	0	130
Highley	Key Centre	250	131	10	0	100	9
Ludlow	Principal Centre	1,000	339	585	0	19	57
Market Drayton	Principal Centre	1,200	307	334	64	435	60
Much Wenlock	Key Centre	200	43	30	0	120	7
Oswestry	Principal Centre	1,900	437	818	343	240	62
Shifnal	Key Centre	1,500	1,186	16	0	230	68
Shrewsbury	Strategic Centre	8,975	3,891	1,938	467	2,410	269
Wem	Key Centre	600	188	108	0	210	94
Whitchurch	Principal Centre	1,675	368	276	561	450	20

Settlement	Type of Settlement	Draft Local Plan Proposed Guideline (2016-2038)	Completions (2016/17 to 2022/23)	Commitments			Windfall Allowance** (as at 31st March 2023)
				Sites with Planning Permission or Prior Approval (as at the 31 st March 2023)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)	Proposed Allocations without Planning Permission (as at 31st March 2023)	
Clive Barracks, Tern Hill***	Strategic Settlement	350	0	0	0	350	0
Former Ironbridge Power Station	Strategic Settlement	1,075	0	1,075	0	0	0
Total:		23,125	7,730	5,786	2,683	5,794	1,009

*Includes Neighbourhood Plan Allocations.

**Windfall allowance to achieve proposed residential development guidelines. Cannot be less than 0.

***The total capacity of Clive Barracks, Tern Hill is 750 dwellings, however it is forecast that 350 dwellings will be completed on the site by 2037/38 with the remainder of the dwellings completed beyond the plan period.

- Completions and commitments in each of the Strategic, Principal and Key Centres include exception development which contributes to the housing guideline for the relevant Strategic, Principal or Key Centre.
- Figures provided are net.

Table 13: Residential Guidelines and Residential Supply within Proposed Community Hubs

Settlement	Place Plan Area	Draft Local Plan Proposed Guideline (2016-2038)	Completions (2016/17 to 2022/23)	Commitments			Windfall Allowance* (as at 31st March 2023)
				Sites with Planning Permission or Prior Approval (as at the 31 st March 2023)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)	Proposed Allocations without Planning Permission (as at 31st March 2023)	
Cosford/Donington	Albrighton	0	0	0	0	0	0
Bucknell	Bishop's Castle	110	6	7	70	20	7
Chirbury	Bishop's Castle	45	0	0	40	14	0
Clun	Bishop's Castle	95	5	2	60	20	8
Worthen and Brockton	Bishop's Castle	55	3	4	0	45	3
Alveley	Bridgnorth	130	40	7	0	70	13
Ditton Priors	Bridgnorth	65	24	2	0	40	0
Dudleston Heath	Ellesmere	60	13	20	0	0	27
Burford	Ludlow	190	35	3	0	140	12
Clee Hill	Ludlow	75	52	3	0	20	0
Hinstock	Market Drayton	155	105	2	0	35	13
Hodnet	Market Drayton	105	5	62	0	40	0
Woore, Irelands Cross and Pipe Gate	Market Drayton	88	39	23	0	0	26
Minsterley	Minsterley and Pontesbury	155	96	28	14	20	0
Pontesbury	Minsterley and Pontesbury	175	127	70	0	2	0
Cressage	Much Wenlock	80	8	1	0	62	9
Gobowen	Oswestry	360	114	115	90	25	16
Kinnerley	Oswestry	60	21	18	0	0	21
Knockin	Oswestry	55	22	3	0	25	5
Llanymynech	Oswestry	125	41	0	32	50	2
Pant	Oswestry	50	14	3	0	25	8
Ruyton XI Towns	Oswestry	125	19	7	0	65	34
St Martins	Oswestry	355	161	102	0	60	32
Trefonen	Oswestry	35	6	0	0	0	29
West Felton	Oswestry	130	65	-22	0	60	27

Settlement	Place Plan Area	Draft Local Plan Proposed Guideline (2016-2038)	Completions (2016/17 to 2022/23)	Commitments			Windfall Allowance* (as at 31st March 2023)
				Sites with Planning Permission or Prior Approval (as at the 31 st March 2023)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)	Proposed Allocations without Planning Permission (as at 31st March 2023)	
Weston Rhyn	Oswestry	155	28	45	0	100	0
Whittington	Oswestry	200	92	35	0	70	3
Baschurch	Shrewsbury	360	212	120	0	55	0
Bayston Hill	Shrewsbury	200	34	30	0	100	36
Bicton	Shrewsbury	30	3	5	0	15	7
Bomere Heath	Shrewsbury	110	53	5	0	55	0
Cross Houses	Shrewsbury	90	85	0	0	0	5
Dorrington	Shrewsbury	150	69	4	15	0	62
Ford	Shrewsbury	125	37	4	0	75	9
Hanwood	Shrewsbury	50	30	3	0	0	17
Longden	Shrewsbury	50	25	2	0	0	23
Nesscliffe	Shrewsbury	115	90	22	0	0	3
Clive	Wem	30	0	2	0	20	8
Hadnall	Wem	125	73	0	0	40	12
Shawbury	Wem	150	78	7	0	80	0
Prees	Whitchurch	170	32	61	62	35	0
Total:		4,988	1,962	799	383	1,483	483

*Windfall allowance to achieve proposed residential development guidelines. Cannot be less than 0.

- Completions and commitments in each of the Community Hubs include exception development which contributes to the housing guideline for the relevant Community Hub.
- Figures provided are net.

A1.2. The following table provide a breakdown of net dwelling completions and commitments by proposed Community Clusters within the draft Shropshire Local Plan (these Community Clusters do not have proposed residential development guidelines, but draft policies require consideration of the cumulative impact of development that has/will occur within these settlements):

Table 14: Residential Supply within Proposed Community Clusters

Settlement	Place Plan Area	Total Completions (2016/17 to 2022/23)	Commitments	
			Sites with Planning Permission or Prior Approval (as at the 31 st March 2023)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)
Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)	Bishop's Castle	2	6	0
Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington	Bishop's Castle	4	2	0
Lydbury North	Bishop's Castle	1	1	20
Newcastle and Whitcott Keysett	Bishop's Castle	1	0	0
Wentnor and Norbury	Bishop's Castle	2	1	0
Neenton	Bridgnorth	0	2	0
Hopton Wafers and Doddington	Cleobury Mortimer	10	8	0
Kinlet, Button Bridge and Button Oak	Cleobury Mortimer	12	16	0
Oreton, Farlow and Hill Houses	Cleobury Mortimer	6	3	0
Silvington, Bromdon, Loughton and Wheathill	Cleobury Mortimer	6	4	0
Stottesdon, Chorley and Bagginswood	Cleobury Mortimer	3	7	0
Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak	Craven Arms	16	7	0
Bache Mill, Bouldon, Broncroft, Middlehope, Peaton, Seifton (Diddlebury Parish), Sutton (Great/Little), and Westhope	Craven Arms	10	4	0
Wistanstow	Craven Arms	3	1	0
Cockshutt	Ellesmere	15	3	6
Elson	Ellesmere	3	2	0
Welsh Frankton	Ellesmere	20	1	0
Bletchley, Longford, Longslow, Moreton Say, Adderley and Norton in Hales	Market Drayton	94	43	0
Cheswardine	Market Drayton	4	15	0

Settlement	Place Plan Area	Total Completions (2016/17 to 2022/23)	Commitments	
			Sites with Planning Permission or Prior Approval (as at the 31 st March 2023)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)
Marchamley, Peplow and Wollerton	Market Drayton	10	1	0
Buildwas	Much Wenlock	2	14	0
Llanyblodwel, Porthywaen Dolgoch, Llyncllys and Bryn Melyn	Oswestry	4	7	0
Park Hall, Hindford, Babbinswood and Lower Frankton	Oswestry	71	27	0
Rhoswel, Wern and Chirk Bank	Oswestry	13	3	59
Selattyn, Upper/Middle/Lower Hengoed and Pant Glas	Oswestry	18	26	0
Albrighton	Shrewsbury	0	1	0
Grafton and Newbanks	Shrewsbury	0	3	0
Montford Bridge West	Shrewsbury	22	0	0
Edstaston, Quina Brook, Northwood, Newtown, Tilley and Aston	Wem	2	3	0
Grinshill	Wem	2	0	0
Harmer Hill	Wem	20	8	0
Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall	Whitchurch	102	60	5
Totals:		478	279	90

Please Note:

- Completions and commitments in each of the Community Clusters include exception development which contributes to the housing provision in the relevant Community Cluster.
- No allocations are proposed within the Community Clusters within the draft Shropshire Local Plan, as such a column for proposed allocations is not included within this table.
- Figures provided are net.

A1.3. The following table summarises the (net) dwellings completed and committed within the wider rural area (excluding proposed Community Hubs and proposed Community Clusters which are documented in Table 13 and Table 14 respectively):

Table 15: Residential Supply Within the Wider Rural Area

Geography	Completions (2016/17 - 2022/23)	Commitments	
		Sites with Planning Permission or Prior Approval (as at the 31 st March 2023)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)
Wider Rural Area	1,591	1,285	17

Please Note:

- *Completions and commitments in the wider rural area exclude exception development which contribute to the housing guidelines of Strategic, Principal and Key Centres and Community Hubs and the housing provision in the Community Clusters.*
- *No allocations are proposed within the wider rural area within the draft Shropshire Local Plan, as such a column for proposed allocations is not included within this table.*
- *Figures provided are net.*

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

Appendix A. Sites with Planning Permission as at 31st March 2023

Planning Application						Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local	
Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period
10/03008/FUL	Land Off Station Road, Albrighton, WV7 3DS	08/09/2010	9	0	9						9						0						0	0
11/01080/FUL	Former Barclays Bank, 14 Station Road, Albrighton	30/11/2011	3	0	3						3						0						0	0
14/03279/FUL	Vacant Units, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3QH	03/11/2015	5	3	2						2						0						0	0
15/02448/FUL	Development Land East Of Shaw Lane Off Kingswood Road, Albrighton, Shropshire	16/04/2018	65	34	31	25	6				31						0						0	0
15/02869/FUL	78 High Street, Albrighton, Shropshire, WV7 3JA	25/05/2016	3	0	3						3						0						0	0
16/02725/FUL	Millfields Farm, High House Lane, Albrighton, WV7 3JL	26/09/2016	1	0	1						1						0						0	0
17/02469/FUL	Former Mckeand Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA	13/08/2021	7	0	7						7						0						0	0
19/02376/FUL	Little Whiston Farm, Whiston Cross, Albrighton, Wolverhampton, Shropshire, WV7 3BU	31/01/2020	2	0	2						2						0						0	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						0	0
21/01754/FUL	Lark Rise, Patshull Lane, Boningale, Albrighton, WV7 3AY	26/01/2022	0	0	0						0						0						0	0
21/01880/FUL	25 Grange Road, Albrighton, WV7 3LD	08/06/2021	1	0	1						1						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						0	0
22/00342/FUL	Proposed Residential Development Land East Of Shaw Lane, Albrighton, Shropshire	31/03/2022	1	0	1						1						0						0	0
22/00482/FUL	White Ladies Farm Barns, Shackerley Lane, Cosford, Albrighton, Shropshire	19/05/2022	1	0	1						1						0						0	0
22/01876/FUL	Albrighton Sports And Social Club, Cross Road, Albrighton, WV7 3QT	17/01/2022	12	0	12						12						0						0	0
22/03409/FUL	Proposed Barn Conversion SE Of Cosford Grange Farm, Cosford, Shropshire	06/10/2022	1	0	1						1						0						0	0
22/05406/FUL	Residential Barn Conversions, Boningale Manor, Holyhead Road, Albrighton, Wolverhampton, Shropshire, WV7 3AT	06/03/2023	3	0	3						3						0						0	0
22/05656/FUL	2A Sandy Lane, Albrighton, Wolverhampton, Shropshire, WV7 3ES	13/03/2023	0	0	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						0	0
BR/APP/FUL/02/0047	Humphreston Hall, Blue House Lane, Albrighton, Wolverhampton	18/03/2002	7	0	7						7						0						0	0
10/02043/FUL	Land Adj. Holly Cottage, Worthen, Shrewsbury	06/05/2011	1	0	1						1						0						0	0
10/03790/FUL	Gravels Farm, Gravelsbank, Shrewsbury	02/02/2011	0	0	0						0						0						0	0
11/00227/FUL	Clunton Mill, Clunton, Craven Arms	24/03/2011	1	0	1						1						0						0	0
11/01985/FUL	Land Adj. Chestnut Cove, Bucknell	23/05/2012	1	0	1						1						0						0	0

Planning Application						Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local
Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period
11/02298/FUL	Land At 34-36 High Street And Sumach, Station Street Bishops Castle	23/12/2011	12	7	5						5						0						0	0
11/03098/FUL	Upper House Farm, Hopton Castle, Craven Arms, Shropshire, SY7 0QF	26/03/2018	3	0	3						3						0						0	0
11/05208/FUL	New House Farm, Newcastle, Craven Arms	09/08/2012	1	0	1						1						0						0	0
12/05180/FUL	9-11 Colebatch, Bishops Castle	01/03/2013	0	0	0						0						0						0	0
13/03245/FUL	Betton Farm, Minsterley, Shrewsbury, SY5 0DU	15/06/2016	3	0	3						3						0						0	0
13/03455/FUL	Cresswell Farm, Bedstone, Craven Arms, Shropshire, SY7 0BE	02/12/2014	1	0	1						1						0						0	0
13/03915/FUL	Church Farm Barns, More, Bishops Castle, SY9 5HH	12/11/2013	1	0	1						1						0						0	0
14/00405/FUL	Skelton Bank Farm, Mardu, Craven Arms, Shropshire, SY7 8NH	18/05/2015	1	0	1						1						0						0	0
14/03834/REM	Garage House, 1 Garage Mews, Station Street, Bishops Castle, Shropshire, SY9 5AQ	21/10/2014	1	0	1						1						0						0	0
15/01470/FUL	Proposed Workshop At Leat Wood, The Bog, Minsterley, Shropshire	03/05/2016	1	0	1						1						0						0	0
15/05524/FUL	Farm Buildings South Of White House, Binweston Lane, Binweston, Shropshire	23/06/2016	2	0	2						2						0						0	0
16/04542/FUL	Proposed Residential Development Land NE Of Worthen Hall, Worthen, Shropshire	30/11/2016	2	1	1						1						0						0	0
16/04729/FUL	Snailbeach Farm, Snailbeach, Shrewsbury, Shropshire, SY5 0LW	10/01/2017	5	0	5						5						0						0	0
17/00977/FUL	Proposed Dwelling West Of 13 Bankshead, Shropshire	26/01/2018	1	0	1						1						0						0	0
17/01288/FUL	Disused Malt House, Bucknell, Shropshire	12/02/2018	1	0	1						1						0						0	0
17/02882/FUL	Proposed Dwelling To The West Of Bank Cottage, Norbury, Shropshire	19/01/2018	1	0	1						1						0						0	0
17/03497/REM	Proposed Development Land South Of Woodbatch Road, Bishops Castle, Shropshire	07/12/2017	9	0	9						9						0						0	0
17/05405/FUL	North Office Building At Ransford Sawmills, Station Street, Bishops Castle, Shropshire, SY9 5AQ	05/02/2018	2	0	2						2						0						0	0
17/05987/FUL	Proposed Dwelling Adjacent Doukel, Bucknell, Shropshire	18/05/2018	4	0	4						4						0						0	0
17/06171/FUL	Acton Bank Farm, 13 Brockton, Lydbury North, Shropshire, SY7 8BA	12/12/2019	3	0	3						3						0						0	0
18/00226/FUL	The Perrys, Marton, Welshpool, Shropshire, SY21 8JY	26/03/2018	-1	0	-1						-1						0						0	0
18/01321/FUL	Proposed Barn Conversions Adjacent Weston House, Binweston Lane, Binweston, Shropshire	25/06/2018	2	0	2						2						0						0	0
18/01584/FUL	Proposed Dwelling North Of 7 Chapel Road, Broome Road, Clungunford, Shropshire	30/05/2018	1	0	1						1						0						0	0
18/02346/FUL	The Old Yard, Powells Lane, Clun, SY7 8LA	06/08/2018	1	0	1						1						0						0	0
18/03616/FUL	Besford Farm, Wentnor, Bishops Castle, Shropshire, SY9 5EF	08/01/2019	0	0	0						0						0						0	0
18/04520/FUL	Storage Unit To The South Of Salop Street, Bishops Castle, Shropshire	11/12/2018	1	0	1						1						0						0	0
19/00125/FUL	Proposed Dwelling To The South Of The Sidings, Snailbeach, Shropshire	08/04/2019	1	0	1						1						0						0	0

Planning Application						Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
19/00421/FUL	Caravan Adjacent Old School House, Shelve, Minsterley, Shropshire, SY5 0JQ	18/03/2019	0	0	0						0						0						0	0
19/00425/FUL	Proposed Dutch Barn Conversion North Of Oakeley Farm, Bishops Castle, Shropshire	22/03/2019	1	0	1						1						0						0	0
19/00463/FUL	Proposed Dwelling To The North Of Shelve, Shropshire	04/04/2019	1	0	1						1						0						0	0
19/00755/FUL	Bryncalled Barns, Pentre Hodre, Shropshire, SY7 0BN	28/07/2022	1	0	1						1						0						0	0
19/02216/FUL	Proposed Dwelling To The North Of Mayfield, Bucknell, Shropshire	22/08/2019	1	0	1						1						0						0	0
19/03903/REM	Proposed Residential Development Adj Bird Farm, Worthen, Shropshire	04/11/2019	2	0	2						2						0						0	0
19/04211/FUL	Proposed Barn Conversion North Of Meadowtown Farm, Meadowtown, Shropshire	19/12/2019	1	0	1						1						0						0	0
19/04234/FUL	Barn To The North Of Lower Duffryn, Newcastle, Shropshire	14/01/2020	2	0	2						2						0						0	0
19/04551/FUL	Proposed Residential Dwelling, Minsterley, Shropshire	22/01/2020	1	0	1						1						0						0	0
19/04742/OUT	Great House, Hopton heath, Craven Arms, Shropshire, SY7 0QD	07/09/2020	1	0	1						1						0						0	0
19/05207/FUL	2 Lower Gardens, Lydbury North, Shropshire, SY7 8AS	03/06/2020	1	0	1						1						0						0	0
20/00596/FUL	Proposed Commercial Building East Of 28 High Street, Bishops Castle, Shropshire	23/07/2020	1	0	1						1						0						0	0
20/00688/OUT	Proposed Erection Of Detached Open Market Dwelling, Rowley, Shropshire	29/04/2020	1	0	1						1						0						0	0
20/00884/OUT	Land At Pleasant View, Rowley, Shropshire	23/10/2020	1	0	1						1						0						0	0
20/01276/REM	Proposed Dwelling On Land At Rowley, Shropshire	02/06/2020	1	0	1						1						0						0	0
20/01869/REM	Proposed Dwelling, Bromlow, Minsterley, Shropshire	23/06/2020	1	0	1						1						0						0	0
20/01998/FUL	Proposed Dwelling To The West Of Stone House Farm, Pentirvin, Minsterley, Shropshire	25/08/2020	1	0	1						1						0						0	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						0	0
20/03142/OUT	Proposed Dwelling North East Of Rowley, Westbury, Shropshire	24/11/2020	1	0	1						1						0						0	0
20/03164/REM	Clungunford Farm Barn, Church Road, Clungunford, Craven Arms, Shropshire, SY7 0PN	06/01/2021	1	0	1						1						0						0	0
20/03203/FUL	2 Union Street, Bishops Castle, Shropshire, SY9 5AJ	26/04/2021	1	0	1						1						0						0	0
20/03549/FUL	Proposed Barn Conversions At Cwm Collo, Llanfair Waterdine, Shropshire	12/01/2021	2	0	2						2						0						0	0
20/03955/FUL	Ashfield, 17A Aston Rogers, Shrewsbury, Shropshire, SY5 9HQ	02/03/2021	0	0	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						0	0
20/04680/FUL	Proposed Barn Conversion South Of The Vedw, Llanfair Waterdine, Shropshire,	19/04/2021	1	0	1						1						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
20/04982/FUL	Proposed Dwelling South Of Cedric House, Crows Nest, Snailbeach, Shropshire	01/02/2021	1	0	1						1						0						0	0
21/00029/FUL	Proposed Barn Conversion West Of The Stables Inn, Drury Lane, Hopesgate, Shropshire	18/03/2021	1	0	1						1						0						0	0
21/00079/COU	Manor Farm Cottages, Edgton, Shropshire	31/03/2021	2	0	2						2						0						0	0
21/00112/FUL	Rock Hill Farm, Clun, Craven Arms, Shropshire, SY7 8LR	06/05/2021	1	0	1						1						0						0	0
21/00957/FUL	Proposed Dwelling Adjacent 7 And 9 Bentlawnt, Shropshire	18/06/2021	1	0	1						1						0						0	0
21/01394/FUL	Proposed Residential Development Land North Of Little Beckjay, Beckjay, Clungunford, Shropshire	24/05/2021	2	0	2						2						0						0	0
21/01569/FUL	Proposed Dwelling North East Of 24 Snailbeach, Shropshire	12/10/2022	1	0	1						1						0						0	0
21/01931/REM	Proposed Dwelling North Of Upper Stockton Farm, Stockton, Marton, Shropshire	05/07/2021	1	0	1						1						0						0	0
21/02038/FUL	Down Farm, Lower Down, Lydbury North, Shropshire, SY7 8BB	04/02/2022	5	0	5						5						0						0	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						0	0
21/02771/FUL	68-70 Church Street, Bishops Castle, SY9 5AE	15/09/2021	1	0	1						1						0						0	0
21/03326/FUL	Grove Haven, 21 Pennerley, Shrewsbury, Shropshire, SY5 ONE	10/02/2022	1	0	1						1						0						0	0
21/03335/FUL	Proposed Barn Conversion West Of Hurst Mill Farm, Clunton, Shropshire	08/10/2021	1	0	1						1						0						0	0
21/03924/FUL	Land South Of Ivy House, Brockton, Lydbury North, Shropshire, SY7 8BA	11/08/2022	1	0	1						1						0						0	0
21/04358/FUL	Land Off Oakfield Close, Brockton, Worthen, Shropshire	10/02/2022	1	0	1						1						0						0	0
21/04376/FUL	Proposed Barn Conversion At Village Farm, Bromlow, Minsterley, Shropshire	19/01/2022	1	0	1						1						0						0	0
21/04499/FUL	Proposed Barn Conversion At Lagden Farm, Lagden Lane, Colebatch, Shropshire	28/01/2022	1	0	1						1						0						0	0
21/04699/REM	Proposed Dwelling South Of The Miners Arms, Priest Weston, Shropshire	09/12/2021	1	0	1						1						0						0	0
21/05321/REM	Proposed Dwelling East Of 8 The Lyde, Bromlow, Minsterley, Shropshire	25/02/2022	1	0	1						1						0						0	0
22/00393/FUL	Proposed Dwelling South Of 5 Perkins Beach, Stiperstones, Shropshire	31/01/2023	1	0	1						1						0						0	0
22/01141/FUL	Plox Green Garage, Snailbeach, Shrewsbury, Shropshire, SY5 0LN	24/06/2022	1	0	1						1						0						0	0
22/01314/FUL	Proposed Dwelling Land At, Rowley, Shropshire	25/05/2022	1	0	1						1						0						0	0
22/02362/FUL	Proposed Dwelling SW OF Pleasant Place, Bromlow, Minsterley, Shropshire	05/09/2022	1	0	1						1						0						0	0
22/02463/FUL	Brockton Barn, Lydbury North, Shropshire, SY7 8BA	31/01/2023	1	0	1						1						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period
22/02824/FUL	Proposed Dwelling To The North Of Silverdale, Corporation Street, Bishops Castle, Shropshire	05/09/2022	1	0	1						1						0						0	0
22/03356/FUL	The Old Sawmills, Bedstone, Shropshire	09/01/2023	1	0	1						1						0						0	0
22/04610/FUL	The Six Bells Brewery, Church Street, Bishops Castle, Shropshire, SY9 5AA	20/12/2022	2	0	2						2						0						0	0
22/04625/FUL	Proposed Dwelling South East Of The Wyches, Little Worthen, Worthen, Shropshire	16/03/2023	2	0	2						2						0						0	0
SS/1/03/14360/F	Hope Farm, Drury Lane, Minsterley, Shrewsbury	29/05/2003	1	0	1						1						0						0	0
SS/1/03/14838/F	Adj To Four Winds, Llwyn Road, Clun, Craven Arms	07/10/2003	1	0	1						1						0						0	0
SS/1/07/20009/F	Land Adjacent The Anchor, The Anchor, Newcastle, Craven Arms	06/01/2009	1	0	1						1						0						0	0
SS/1/08/20641/F	Hope Valley, Shrewsbury	16/02/2009	1	0	1						1						0						0	0
SS/1/09/21497/F	34 High Street, Bishops Castle	19/03/2009	1	0	1						1						0						0	0
09/03278/FUL	Barn 1 Churchyard Farm, Neenton, Bridgnorth	08/02/2010	1	0	1						1						0						0	0
10/01495/FUL	Rhodes Farm, Nordley, Bridgnorth	08/06/2010	1	0	1						1						0						0	0
12/02797/FUL	Disused Windmill, Hillside, Ditton Priors, Shropshire	16/05/2014	1	0	1						1						0						0	0
14/02771/FUL	Proposed Affordable Dwelling At Hillside, Ditton Priors, Shropshire	01/10/2015	1	0	1						1						0						0	0
14/03888/FUL	Brookfield, Daddlebrook Road, Alveley, Bridgnorth, Shropshire, WV15 6PT	18/05/2015	2	1	1						1						0						0	0
15/01747/FUL	Former Filling Station, Quatford, Bridgnorth, Shropshire, WV15 6QJ	15/03/2016	4	0	4						4						0						0	0
15/05277/FUL	Proposed Dwelling To The West Of, Friars Street, Bridgnorth, Shropshire	16/03/2017	1	0	1						1						0						0	0
16/01511/REM	Proposed Residential Development To The South Of Church Lane, Bridgnorth, Shropshire	13/06/2016	2	1	1						1						0						0	0
16/01978/FUL	Proposed Residential Development At Former Substation, Village Road, Norton, Shifnal, Shropshire	10/01/2019	4	0	4						4						0						0	0
16/02158/FUL	Proposed Barn Conversion At Dairy Farm, Cross Lane Head, Bridgnorth, Shropshire	07/11/2016	1	0	1						1						0						0	0
16/04806/FUL	Weston House, Weston, Much Wenlock, Shropshire, TF13 6QT	12/12/2016	1	0	1						1						0						0	0
17/00012/FUL	The Old House, Hilton, Bridgnorth, Shropshire, WV15 5PJ	12/07/2017	1	0	1						1						0						0	0
17/01556/FUL	Hermitage Cottage, Bridgnorth, Shropshire, WV15 5HW	26/08/2020	7	0	7						7						0						0	0
17/02864/FUL	Proposed Affordable Dwelling Land NE Of Monkhoppton, Bridgnorth, Shropshire	29/11/2021	1	0	1						1						0						0	0
18/00143/FUL	9, 10, 11 Lower Forge Cottages, Eardington, Bridgnorth, Shropshire, WV16 5LQ	13/03/2018	-1	0	-1						-1						0						0	0
18/00196/FUL	Proposed Residential Development, Land North Of 8 Salop Street, Bridgnorth, Shropshire	04/10/2018	2	0	2						2						0						0	0
18/00288/FUL	Birchley Farm, Pattingham, Wolverhampton, Shropshire, WV6 7DZ	20/04/2018	5	0	5						5						0						0	0
18/00416/COU	8 Bernards Hill, Bridgnorth, Shropshire, WV15 5AX	28/03/2018	0	0	0						0						0						0	0

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

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20/02160/OUT	Proposed Dwelling Adj 32 Ludlow Road, Ludlow Road, Bridgnorth, Shropshire	16/07/2020	1	0	1						1						0						0	0
20/02723/FUL	High Trees Farm, Tasley, Bridgnorth, Shropshire, WV16 4RE	17/09/2020	0	0	0						0						0						0	0
20/02773/FUL	Land North Of 9 Oldbury Wells, Bridgnorth, Shropshire	11/02/2022	1	0	1						1						0						0	0
20/03172/FUL	1 Bridge Street, Bridgnorth, Shropshire, WV15 6AF	11/11/2020	3	0	3						3						0						0	0
20/03340/FUL	Astley Farm, Alveley, Shropshire, WV15 6ER	06/04/2021	4	0	4						4						0						0	0
20/03922/FUL	Agricultural Buildings At Moor Farm, Halfway House Lane, Eardington, Bridgnorth, Shropshire	26/03/2021	4	0	4						4						0						0	0
20/04902/FUL	Vinery Bothy, Stanley Hall, Astley Abbotts, Bridgnorth, Shropshire	28/06/2021	1	0	1						1						0						0	0
20/05278/FUL	Proposed Conversion Of Outbuildings At Cantreyn, Cantern Bank, Bridgnorth, Shropshire	28/10/2021	2	0	2						2						0						0	0
21/00440/FUL	8 Waterloo Terrace, Bridgnorth, Shropshire, WV16 4EG	07/04/2021	1	0	1						1						0						0	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						0	0
21/01716/FUL	Severn Valley Alpacas Ltd, Valley View, Romsley, Alveley, Bridgnorth, Shropshire, WV15 6HW	20/10/2021	1	0	1						1						0						0	0
21/02251/OUT	Acton Arms Hotel, Morville, Bridgnorth, Shropshire, WV16 4RJ	09/09/2021	3	0	3						3						0						0	0
21/02344/FUL	Proposed Affordable Dwelling To The West Of Farmcote Cottage, Upper Farmcote, Claverley, Shropshire	25/05/2022	1	0	1						1						0						0	0
21/03533/FUL	The Vogue, Worfield, Bridgnorth, Shropshire, WV15 5NT	08/10/2021	0	0	0						0						0						0	0
21/04283/FUL	Proposed Affordable Dwelling North Of Broughton Farm, Broughton, Claverley, Shropshire	23/03/2022	1	0	1						1						0						0	0
21/04366/FUL	Proposed Affordable Dwelling NW Of Hill Farm, Chelmarsh, Bridgnorth, Shropshire	23/05/2022	1	0	1						1						0						0	0
21/04409/FUL	Meadow Ridge, Birdsgreen, Alveley, Bridgnorth, Shropshire, WV15 6HJ	18/11/2021	0	0	0						0						0						0	0
21/04620/OUT	Proposed Dwelling North Of 2 Goodwood Avenue, Bridgnorth, Shropshire	25/11/2021	1	0	1						1						0						0	0
21/04853/FUL	The Wyches, Chantry Lane, Quatford, Bridgnorth, Shropshire, WV15 6QJ	01/03/2022	0	0	0						0						0						0	0
21/04925/FUL	Proposed Dwelling To The West Of Middleton Scriven, Bridgnorth, Shropshire	13/10/2022	1	0	1						1						0						0	0
21/05080/FUL	The Crest, Billingsley, Bridgnorth, Shropshire, WV16 6PH	29/09/2022	0	0	0						0						0						0	0
21/05418/FUL	Proposed Affordable Dwelling, Middleton Scriven, Bridgnorth, Shropshire	21/10/2022	1	0	1						1						0						0	0
21/05611/FUL	Red Hill House, Spoonley Gate, Pattingham, Wolverhampton, WV6 7ED	23/11/2022	1	0	1						1						0						0	0

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21/05789/FUL	Land South Of Chapel Farm, Lower Netchwood, Monkhopton, Bridgnorth, Shropshire, WV16 6TF	30/06/2022	1	0	1						1						0						0	0
22/00362/FUL	Sandy Bank, Wooton, Six Ashes, Bridgnorth, Shropshire, WV15 6EE	21/04/2022	4	0	4						4						0						0	0
22/00392/FUL	Land Off Russell Close, Stanmore, Bridgnorth, Shropshire, WV15 5JG	30/03/2022	2	0	2						2						0						0	0
22/00493/FUL	Maypole House, Chesterton, Bridgnorth, Shropshire, WV15 5NX	30/03/2022	1	0	1						1						0						0	0
22/01472/FUL	Former Bridgnorth District Council, Westgate, Bridgnorth, Shropshire, WV16 5AA	07/02/2023	30	0	30						30						0						0	0
22/01504/FUL	24 Ludlow Road, Bridgnorth, Shropshire, WV16 5AG	19/08/2022	5	0	5						5						0						0	0
22/02652/FUL	New Dwelling To The North Of Rosehill Drive, Bridgnorth, Shropshire	13/10/2022	1	0	1						1						0						0	0
22/03180/FUL	Spring Cottage, Sytch House Green, Claverley, Wolverhampton, Shropshire, WV5 7AL	05/10/2022	1	0	1						1						0						0	0
22/03728/FUL	Proposed Affordable Dwelling To The North Of, Glazeley, Bridgnorth, Shropshire	15/02/2023	1	0	1						1						0						0	0
22/04599/FUL	Conversion Of Outbuilding, Manor Farm, Aston Botterell, Bridgnorth, Shropshire	20/12/2022	1	0	1						1						0						0	0
22/04889/FUL	Dairy House, Ludstone, Claverley, Wolverhampton, Shropshire, WV5 7DE	30/01/2023	1	0	1						1						0						0	0
22/04905/FUL	6 Salop Street, Bridgnorth, Shropshire, WV16 4QU	06/01/2023	1	0	1						1						0						0	0
22/05232/FUL	Clearview, Rushmere, Wootton, Bridgnorth, WV15 6EE	28/02/2023	1	0	1						1						0						0	0
22/05737/FUL	Proposed Barn Conversion At Lower Shirlett Farm, Shirlett, Morville, Shropshire	24/03/2023	1	0	1						1						0						0	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						0	0
23/00208/FUL	High Leasowe, Romsley Lane, Romsley, Bridgnorth, Shropshire, WV15 6HW	09/03/2023	0	0	0						0						0						0	0
BR/96/0629	Hook Farm, Bridgnorth	01/01/1997	3	1	2						2						0						0	0
BR/APP/FUL/06/0247	Adj The Hollies, Griffiths Green, Claverley, Wolverhampton	22/06/2006	1	0	1						1						0						0	0
BR/APP/FUL/07/0493	Adj To Stable Cottage, Cliff Road, Bridgnorth	26/07/2007	1	0	1						1						0						0	0
BR/APP/FUL/08/0637	Great Oxenbold Farm, Brockton, Much Wenlock	08/06/2009	3	0	3						3						0						0	0
14/02614/FUL	Benthall Grange, Benthall Lane, Benthall, Broseley, TF12 5RR	22/10/2015	3	0	3						3						0						0	0
14/04740/FUL	Development Land Off Calcutts Road, Jackfield, Shropshire	15/12/2017	9	0	9						9						0						0	0
14/05409/FUL	Proposed Development Land At Hockley Bank, Park View, Broseley, Shropshire	27/06/2016	1	0	1						1						0						0	0
16/00472/FUL	Land Off Fox Lane, Broseley, Shropshire	25/05/2016	1	0	1						1						0						0	0
17/01239/FUL	Site at 29 Sycamore Road, Broseley, Shropshire	25/08/2017	1	0	1						1						0						0	0
18/03034/REM	Land Off Park View, Broseley, Shropshire	15/11/2019	6	0	6						6						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
18/03235/REM	Rosewood Pet Products Ltd, 45 Coalport Road, Broseley, Shropshire, TF12 5AN	02/10/2019	20	0	20						20						0						0	0
18/04550/FUL	Land Adjoining Padman House, Cape Street, Broseley, Shropshire	30/06/2021	4	0	4						4						0						0	0
19/03639/REM	Proposed Development Land To The East Of Avenue Road, Broseley, Shropshire	13/07/2022	16	0	16						16						0						0	0
20/01162/FUL	Development Site Adjacent Stone Lee, Calcutts Road, Jackfield, Shropshire, TF8 7LG	14/10/2020	3	0	3						3						0						0	0
20/01470/FUL	Court View, Duke Street, Broseley, TF12 5LX	29/05/2020	0	0	0						0						0						0	0
20/02093/FUL	Land Adjacent Tynning Cottage, Chapel Lane, Broseley, Shropshire	24/11/2022	1	0	1						1						0						0	0
21/05984/FUL	Proposed Residential Development Land Off, Park View, Broseley, Shropshire	31/05/2022	8	2	6						6						0						0	0
22/00555/REM	45 Coalport Road, Broseley, TF12 5AN	15/06/2022	2	0	2						2						0						0	0
22/00875/FUL	New Dwelling Off Fox Lane, Broseley, Shropshire	06/06/2022	1	0	1						1						0						0	0
22/01408/FUL	17 Hockley Road, Broseley, Shropshire, TF12 5HT	26/08/2022	1	0	1						1						0						0	0
22/01544/FUL	Land Adj. Valley View, King Street, Broseley, Shropshire, TF12 5NA	23/09/2022	1	0	1						1						0						0	0
10/00652/FUL	Coppice House, Longnor, Shrewsbury	03/11/2010	1	0	1						1						0						0	0
10/03321/FUL	Upper Farm, Marshbrook, Church Stretton	21/12/2010	1	0	1						1						0						0	0
10/03469/FUL	Frodesley Lane Farm, Acton Burnell, Shrewsbury	05/01/2011	1	0	1						1						0						0	0
10/05562/FUL	Woolstaston Hall, Woolstaston, Shrewsbury	07/04/2011	3	0	3						3						0						0	0
11/00413/FUL	Top Farm, Leebotwood, Church Stretton	08/04/2011	1	0	1						1						0						0	0
12/01801/REM	Adj To Greystones, Longnor, Shrewsbury	23/10/2012	3	0	3						3						0						0	0
12/03394/REM	Brambles, Clive Avenue, Church Stretton	29/10/2012	3	2	1						1						0						0	0
14/00583/FUL	Boystone Farm, Darby Lane, Wall Under Heywood, Shropshire, SY6 7DT	14/10/2014	1	0	1						1						0						0	0
14/05004/FUL	Proposed Affordable Dwelling South East Of Pitchford, Shropshire	08/06/2017	1	0	1						1						0						0	0
15/03512/FUL	Oak Tree View, Church Preen, Church Stretton, Shrewsbury, Shropshire, SY6 7LH	07/10/2016	1	0	1						1						0						0	0
15/04383/FUL	Proposed Dwelling South Of Cargan, All Stretton, Shropshire	13/09/2016	1	0	1						1						0						0	0
16/01773/FUL	Proposed Affordable Dwelling North Of Rose Cottage, Longville In The Dale, Shropshire	23/12/2016	1	0	1						1						0						0	0
16/02491/REM	The Leasowes, Sandford Avenue, Church Stretton, Shropshire, SY6 7AE	17/01/2018	43	0	43						43						0						0	0
16/02690/FUL	34-36 Sandford Avenue, Church Stretton, SY6 6BH	30/09/2016	1	0	1						1						0						0	0
16/03562/FUL	Former Cowshed, South Of Hamperley Farm, Hamperley, Shropshire	07/11/2016	1	0	1						1						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
16/05366/FUL	Hall Farm, Picklescott, Shrewsbury, Church Stretton, Shropshire, SY6 6NR	11/04/2018	3	0	3						3						0						0	0
17/00382/FUL	The Flat, 20 Sandford Avenue, Church Stretton, Shropshire, SY6 6BW	21/03/2017	1	0	1						1						0						0	0
17/01564/REM	Longlea Farm, Longville In The Dale, Much Wenlock, Shropshire, TF13 6DS	27/06/2017	2	1	1						1						0						0	0
18/02012/FUL	Proposed Barn Conversion At Church Farm, Rushbury, Shropshire, SY6 7EB	02/10/2018	1	0	1						1						0						0	0
18/02340/FUL	Proposed Barn Conversion NW Of Church Farm, Rushbury, Shropshire	19/09/2018	1	0	1						1						0						0	0
18/03355/FUL	Longville Arms, Longville In The Dale, Much Wenlock, Shropshire, TF13 6DT	16/10/2020	1	0	1						1						0						0	0
18/03631/FUL	Garages Off Yeld Bank, Church Stretton, Shropshire	28/11/2018	1	0	1						1						0						0	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						0	0
18/05229/FUL	Home Farm, Acton Burnell, Shrewsbury	29/07/2020	9	6	3						3						0						0	0
19/03202/FUL	Proposed Residential Development At Crown House, Burway Road, Church Stretton, Shropshire	04/11/2022	14	0	14						14						0						0	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						0	0
20/00209/FUL	Longville Farm, Longville In The Dale, Much Wenlock, Shropshire, TF13 6DS	18/11/2020	4	0	4						4						0						0	0
20/01847/FUL	Crimond, 85 Ludlow Road, Church Stretton, SY6 6RA	28/07/2020	0	0	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						0	0
20/03364/FUL	Store Rear Of 21 High Street, Church Stretton, Shropshire	06/07/2021	1	0	1						1						0						0	0
20/04288/FUL	Proposed Local Needs Dwelling, Cardington Moor, Church Stretton, Shropshire	07/10/2021	1	0	1						1						0						0	0
21/01462/FUL	22 Sandford Avenue, Church Stretton, SY6 6BW	28/06/2021	1	0	1						1						0						0	0
21/03399/FUL	Proposed Exception Site Dwelling South Of Batchcott Hall, Batchcote, Church Stretton, Shropshire	19/01/2022	1	0	1						1						0						0	0
21/04616/FUL	Hill Cottage, Clive Avenue, Church Stretton, SY6 7BL	04/04/2022	1	0	1						1						0						0	0
21/04640/FUL	Evenwood Cottage, Cound Moor, Shrewsbury, Shropshire, SY5 6BE	29/03/2022	0	0	0						0						0						0	0
21/04954/FUL	Proposed Barn Conversion West Of The Manor, East Wall, Shropshire	25/03/2022	1	0	1						1						0						0	0
21/06016/FUL	Land South Of Plaish Park Farm, Plaish, Church Stretton, Shropshire	17/08/2022	1	0	1						1						0						0	0
22/00711/FUL	Hill Farm, Church Stretton, Shropshire, SY6 6LF	11/07/2022	1	0	1						1						0						0	0
22/02940/FUL	Belvedere Guest House, Burway Road, Church Stretton, Shropshire, SY6 6DP	12/08/2022	1	0	1						1						0						0	0

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22/03535/REM	Proposed Agricultural Workers Dwelling SW Of Upper Stanway, Rushbury, Shropshire	30/09/2022	1	0	1						1						0						0	0
22/03552/OUT	Residential Development Land Adj Mallabar Lodge, Elms Lane, Little Stretton, Shropshire	21/10/2022	1	0	1						1						0						0	0
22/03678/FUL	Bottle And Glass Inn, Picklescott, Church Stretton, Shropshire, SY6 6NR	21/11/2022	1	0	1						1						0						0	0
22/04742/FUL	Former Chapel Building, Ludlow Road, Little Stretton, Church Stretton, Shropshire, SY6 6RB	13/01/2023	1	0	1						1						0						0	0
22/04872/FUL	Land Adjacent To Manor Farm, Chelmick, Shropshire	29/03/2023	10	0	10						10						0						0	0
22/05602/FUL	Magpie Cottage, 24 Shrewsbury Road, Church Stretton, Shropshire, SY6 6JB	01/03/2023	0	0	0						0						0						0	0
SA/08/0678/F	Oaklands Farm, Condover, Shrewsbury	23/07/2008	2	0	2						2						0						0	0
SA/08/1295/F	Court House Farm, Gretton, Church Stretton	11/12/2008	3	1	2						2						0						0	0
SS/1/07/19587/F	Land At Hall Farm, Longville In The Dale, Much Wenlock	18/07/2007	1	0	1						1						0						0	0
10/03236/FUL	Wrickton House Barn, Burwarton, Bridgnorth, Shropshire, WV16 6RS	18/11/2010	1	0	1						1						0						0	0
12/00836/FUL	Land At Rose Hill, Cleobury Mortimer, Shropshire, DY14 8JP	19/02/2015	1	0	1						1						0						0	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						0	0
17/05796/FUL	Proposed Residential Development Land To The North Of Station Road, Stottesdon, Shropshire	08/11/2018	2	0	2						2						0						0	0
18/02803/FUL	2 Church Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8BS	07/11/2018	2	0	2						2						0						0	0
18/03718/FUL	Land Adjacent The Dingle, Hopton Wafers, Shropshire	05/09/2019	1	0	1						1						0						0	0
18/04740/FUL	Proposed Affordable Dwelling At Farlow Farm Nursery, Oretton, Cleobury Mortimer, Shropshire	16/09/2021	1	0	1						1						0						0	0
18/05299/FUL	Proposed Barn Conversion West Of Malt House Farm, Wheathill, Shropshire	24/01/2019	1	0	1						1						0						0	0
18/05739/FUL	Proposed Dwellings East Of Doddington, Shropshire	14/08/2019	2	0	2						2						0						0	0
18/05835/FUL	Proposed Barn Conversions At Earls Ditton Farm, Earls Ditton, Shropshire	22/02/2019	5	0	5						5						0						0	0
19/00084/FUL	Proposed Residential Development Land, Stottesdon, Shropshire	16/11/2020	1	0	1						1						0						0	0
19/01329/FUL	Proposed Residential Development Land To The South Of Doddington, Shropshire	13/04/2021	2	0	2						2						0						0	0
19/02246/FUL	Proposed Residential Development Land To The East Of Mortimer Gardens, Cleobury Mortimer, Shropshire	11/10/2019	5	0	5						5						0						0	0
19/03832/FUL	Proposed Barn Conversion To The North Of Button Bridge Lane, Buttonbridge, Kinlet, Shropshire	23/12/2019	1	0	1						1						0						0	0

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19/05151/OUT	Proposed Residential Development South Of Little Stocks Close, Kinlet, Shropshire	15/05/2020	15	0	15						15						0						0	0
20/00127/FUL	Proposed Dwelling West Of Windrush, Buttonoak, Kinlet, Shropshire	28/05/2020	1	0	1						1						0						0	0
20/00402/FUL	Land Adjacent The Dingle, Hopton Wafers, Shropshire	06/11/2020	1	0	1						1						0						0	0
20/00697/FUL	Proposed Affordable Dwelling To The West Of Cramer Gutter, Oreton, Cleobury Mortimer, Shropshire	01/02/2022	1	0	1						1						0						0	0
20/01201/FUL	Proposed Dwelling East Of 1 Hill Houses, Bridgnorth, Shropshire	29/10/2020	1	0	1						1						0						0	0
20/01270/FUL	Proposed Dwelling West Of Bridge Cottage, Hopton Wafers, Shropshire	24/07/2020	1	0	1						1						0						0	0
20/02448/FUL	Proposed Barn Conversion At Coveridge Fields Farm, Wheathill, Shropshire	01/10/2021	1	0	1						1						0						0	0
20/02685/FUL	Proposed Barn Conversion SE Of Coveridge Fields Farm, Wheathill, Shropshire	28/01/2021	1	0	1						1						0						0	0
20/04558/REM	Proposed Dwelling North East Of Springfield, Wheathill, Shropshire	15/12/2020	1	0	1						1						0						0	0
21/00436/FUL	The Bell Inn, 8 Lower Street, Cleobury Mortimer, DY14 8AA	12/04/2021	2	0	2						2						0						0	0
21/00704/FUL	Proposed Development Land West Of Crown Cottages, Bagginswood, Stottesdon, Shropshire	20/08/2021	1	0	1						1						0						0	0
21/00835/FUL	3 New Road, Oreton, Cleobury Mortimer, Kidderminster, Shropshire, DY14 0TY	16/08/2021	1	0	1						1						0						0	0
21/01141/FUL	Proposed Dwelling To The North Of, Factory Lane, Oreton, Cleobury Mortimer, Shropshire	27/06/2022	1	0	1						1						0						0	0
21/02814/FUL	Proposed Dwelling To The East Of Oreton Cottage, Oreton, Cleobury Mortimer, Shropshire	05/08/2021	1	0	1						1						0						0	0
21/04276/FUL	Proposed Dwelling North Of Coombe Farm, Bagginswood, Stottesdon, Shropshire	09/12/2021	1	0	1						1						0						0	0
21/04514/REM	Proposed Dwelling, Land Off Earls Ditton Lane, Doddington, Shropshire	09/11/2021	1	0	1						1						0						0	0
21/04536/FUL	Wayside Bungalow, Cornbrook, Clee Hill, Ludlow, Shropshire, SY8 3QQ	15/02/2022	0	0	0						0						0						0	0
22/00699/OUT	Proposed Dwelling SW Of Upper Dudnill Farm, Cleobury Mortimer, Shropshire	14/02/2023	1	0	1						1						0						0	0
22/01353/FUL	Proposed Dwelling To The East Of, Oreton Road, Oreton, Cleobury Mortimer, Shropshire	09/02/2023	1	0	1						1						0						0	0
22/02540/FUL	Proposed Dwelling South West Of Malthouse Farm, Wheathill, Shropshire	05/09/2022	1	0	1						1						0						0	0
22/02563/FUL	18 High Street, Cleobury Mortimer, DY14 8DG	02/08/2022	1	0	1						1						0						0	0
22/02990/FUL	Proposed Dwelling, New House Farm, Bagginswood, Stottesdon, Shropshire	21/11/2022	1	0	1						1						0						0	0

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22/03439/FUL	Proposed Residential Dwelling, Stottesdon, Shropshire	28/11/2022	1	0	1						1						0						0	0
22/03588/REM	Land Adjoining Bryn Clee, Wheathill, Shropshire	30/09/2022	1	0	1						1						0						0	0
22/04601/FUL	Proposed Barn Conversion SE Of Tiford, Catherton Road, Cleobury Mortimer, Shropshire	21/03/2023	1	0	1						1						0						0	0
22/05416/FUL	Proposed Residential Barn Conversion West Of Blundell Farm, Holly Lane, Stottesdon, Shropshire	24/03/2023	1	0	1						1						0						0	0
BR/APP/FUL/01/0210	Coombe Farm, Bagginswood, Stottesdon, Kidderminster	10/05/2001	3	2	1						1						0						0	0
11/03349/FUL	Upper House Farm, Abdon, Craven Arms	14/12/2011	3	0	3						3						0						0	0
12/03881/FUL	Land At Hillend Farm, Westhope, Craven Arms, Shropshire	23/01/2014	1	0	1						1						0						0	0
15/03350/FUL	Wormsley Barn, Hopton Cangeford, Shropshire	21/12/2015	1	0	1						1						0						0	0
16/00142/FUL	Proposed Dwelling Adjacent Rose Cottages, Clun Road, Aston On Clun, Shropshire	07/11/2016	1	0	1						1						0						0	0
16/00804/FUL	Keepers Cottage, 154 Stokesay, Craven Arms, Shropshire, SY7 9AN	15/08/2017	1	0	1						1						0						0	0
16/01169/REM	Temperance Hall Hotel, 19 Shrewsbury Road, Craven Arms, Shropshire, SY7 9PY	13/12/2016	27	10	17						17						0						0	0
16/01481/FUL	Proposed Affordable Dwelling NE Of Meadow Cottage, Cwm Head, Church Stretton, Shropshire	20/03/2017	1	0	1						1						0						0	0
16/03628/FUL	Former Poultry Unit Site Corfton, Shropshire, SY7 9LD	04/07/2017	7	0	7						7						0						0	0
17/03158/FUL	Proposed Affordable Dwelling East Of Red House, Upper Hayton, Shropshire	25/06/2018	1	0	1						1						0						0	0
18/00312/FUL	Proposed Agricultural Workers Dwelling North West Of Abdon, Craven Arms, Shropshire	14/02/2020	1	0	1						1						0						0	0
18/02847/FUL	The Grove, Holdgate, Much Wenlock, Shropshire, TF13 6LN	14/08/2018	1	0	1						1						0						0	0
18/04686/FUL	Horderley Farm, Horderley, Craven Arms, Shropshire, SY7 8HP	16/01/2019	1	0	1						1						0						0	0
18/04776/FUL	Garages North Of Mynd View, Craven Arms, Shropshire	18/12/2018	1	0	1						1						0						0	0
19/00218/FUL	Proposed Dwelling To The South Of Hopesay, Shropshire	08/05/2019	1	0	1						1						0						0	0
19/01946/FUL	The Old Stables, Upper House Farm, Abdon, Craven Arms, Shropshire, SY7 9HZ	25/02/2020	2	0	2						2						0						0	0
19/02346/REM	Kevindale, Aston-On-Clun, Craven Arms, SY7 ONT	19/11/2019	1	0	1						1						0						0	0
19/03896/FUL	Old Malt House, Delbury Hall, Diddlebury, Shropshire, SY7 9DH	26/11/2019	1	0	1						1						0						0	0
19/05136/REM	Proposed Residential Development Land Off B4367, Broome, Shropshire	03/01/2020	1	0	1						1						0						0	0
19/05376/REM	Proposed Dwelling To The East Of Church Farm, Stoke St Milborough, Shropshire	07/02/2020	1	0	1						1						0						0	0
20/00033/FUL	Proposed Residential Development NE Of Railway Terrace, Broome, Aston On Clun, Shropshire	07/08/2020	1	0	1						1						0						0	0
20/01195/FUL	Barn Known As Clee View Barn, Munslow, Shropshire	28/10/2020	1	0	1						1						0						0	0

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20/01454/FUL	Proposed Exception Site Dwelling North Of Cold Weston, Shropshire	27/09/2021	1	0	1						1						0						0	0
20/01942/FUL	The Coppice, Whittingslow, Church Stretton, Shropshire, SY6 6PZ	11/09/2020	0	0	0						0						0						0	0
20/03100/FUL	Proposed Residential Development Land To The West Of Bache Mill, Diddlebury, Shropshire	01/12/2021	5	2	3						3						0						0	0
20/03308/FUL	Proposed Dwelling West Of Blacksmiths Cottage, Broome, Shropshire	13/04/2021	1	0	1						1						0						0	0
20/03877/FUL	Proposed Barn Conversions At Hale Barn, Diddlebury, Shropshire	22/01/2021	2	0	2						2						0						0	0
20/04268/FUL	Little Onny, Horderley, Craven Arms, Shropshire, SY7 8HT	16/08/2022	0	0	0						0						0						0	0
20/05018/FUL	Proposed Barn Conversion At Munslow Farm, Munslow, Shropshire	08/03/2021	1	0	1						1						0						0	0
20/05219/FUL	Proposed Barn Conversion Adj 4 Brookhampton, Holdgate, Shropshire	22/03/2021	1	0	1						1						0						0	0
21/00179/FUL	Stokesay Castle Hotel, School Road, Craven Arms, SY7 9PE	08/03/2021	4	0	4						4						0						0	0
21/01422/REM	Proposed Dwelling North Of 1 Camp View, Craven Arms, Shropshire	24/05/2021	1	0	1						1						0						0	0
21/02546/FUL	Proposed Barn Conversion South Of Upper Barn, Seifton, Craven Arms, Shropshire	27/07/2021	1	0	1						1						0						0	0
21/02782/FUL	Proposed Affordable Dwelling South Of B4364, Cleedownton, Shropshire	10/06/2022	1	0	1						1						0						0	0
21/03900/FUL	21 Shrewsbury Road, Craven Arms, SY7 9QD	28/09/2021	1	0	1						1						0						0	0
21/04391/FUL	Church House, Clee St Margaret, Craven Arms, Shropshire, SY7 9DT	15/02/2022	2	0	2						2						0						0	0
21/05031/FUL	6 Corvedale Road, Craven Arms, SY7 9NE	08/12/2021	1	0	1						1						0						0	0
21/05805/FUL	Proposed Affordable Dwelling West Of Cold Weston, Clee St Margaret, Shropshire	16/12/2022	1	0	1						1						0						0	0
21/05912/FUL	The Old School, Culmington, Ludlow, Shropshire, SY8 2DF	07/03/2022	1	0	1						1						0						0	0
22/00279/FUL	Proposed Residential Barn Conversion At The Hale Barns, Corfton, Shropshire	07/06/2022	3	0	3						3						0						0	0
22/00397/FUL	Maryville, Aston On Clun, Craven Arms, Shropshire, SY7 8ER	21/03/2022	0	0	0						0						0						0	0
22/03672/FUL	Proposed Barn Conversion North Of Glenburrell Farm, Horderley, Shropshire	24/01/2023	1	0	1						1						0						0	0
22/04176/FUL	Cut And Curl, Hair Salon, Dale Street, Craven Arms, Shropshire, SY7 9PB	29/11/2022	1	0	1						1						0						0	0
22/04316/OUT	Proposed Dwelling Adjacent Church Farm, Stoke St Milborough, Shropshire	24/01/2023	1	0	1						1						0						0	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						0	0
SS/1/06/19024/RM	Land Adj To Bockleton Court, Stoke St Milborough, Ludlow	31/01/2007	1	0	1						1						0						0	0
SS/1/8310/P/	Barns At Whettleton, Craven Arms	01/11/1997	1	0	1						1						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
SS/1/99/10087/F	Adj The Terrace, Stoke St Milborough, Nr Ludlow	01/01/2000	3	1	2						2						0						0	0
09/00428/FUL	Outbuildings At Onston Farm, Tetchill, Ellesmere	16/11/2009	7	0	7						7						0						0	0
14/02047/FUL	The Hatch, Lyneal, Ellesmere, SY12 0QF	02/07/2014	0	0	0						0						0						0	0
14/05016/FUL	New Dwelling At Mayfield Farm, Elson, Ellesmere, Shropshire	05/06/2015	1	0	1						1						0						0	0
15/01345/FUL	Proposed Affordable Dwelling North Of Brook Cottage, Elson, Ellesmere, Shropshire	09/11/2015	1	0	1						1						0						0	0
15/02513/FUL	Proposed Dwelling On The East Side Of Crosemere Road, Cockshutt, Shropshire	04/11/2015	1	0	1						1						0						0	0
15/05415/REM	Proposed Development Land South Of The Hawthorns, Ellesmere, Shropshire	19/10/2017	112	91	21	21					21						0						0	0
16/01689/FUL	Buildings At Plas Thomas Farm, Dudleston, Ellesmere, Shropshire	28/06/2018	3	0	3						3						0						0	0
17/02540/FUL	Proposed Local Needs Dwelling East Of Brookfields, Lyneal, Ellesmere, Shropshire	03/07/2018	1	0	1						1						0						0	0
17/03500/REM	Proposed Development Land South Of B5063, Welshampton, Shropshire	06/11/2019	7	4	3						3						0						0	0
18/00697/FUL	5 Chapel Lane, Bagley, Shropshire, SY12 9BS	17/05/2018	0	0	0						0						0						0	0
18/01027/OUT	Old Station Yard, Brownlow Road, Ellesmere, Shropshire	28/09/2021	65	0	65		7	25	25	8	65						0						0	0
18/03491/FUL	Burlton Manor, Burlton, Shrewsbury, Shropshire, SY4 5TD	18/06/2019	1	0	1						1						0						0	0
18/05895/FUL	Land South East Derwen Farm, St Martins, Shropshire	06/10/2020	1	0	1						1						0						0	0
19/01304/FUL	Proposed Barn Conversion At Oteley, Mereside, Ellesmere, Shropshire	23/11/2020	1	0	1						1						0						0	0
19/02381/FUL	Proposed Affordable Dwellings SE Of Sodyllt Farm House, Sodyllt Bank, Ellesmere, Shropshire	13/02/2020	2	0	2						2						0						0	0
20/00517/REM	Proposed Dwelling South East Of The Woodlands, Elson Road, Ellesmere, Shropshire	13/03/2020	1	0	1						1						0						0	0
20/02270/OUT	Land Adjacent To Glen Havon, Dudleston Heath, Shropshire	22/03/2022	20	0	20						20						0						0	0
20/04019/FUL	Land South Of Bridgewater Street, Ellesmere, Shropshire	14/07/2021	23	0	23						23						0						0	0
20/04023/FUL	Proposed Dwelling To The West Of 14 Ellesmere Road, Tetchill, Shropshire	12/02/2021	1	0	1						1						0						0	0
20/04092/FUL	Proposed Conversion Of Outbuilding North Of New Marton Farm, New Marton, St Martins, Shropshire	09/02/2021	1	0	1						1						0						0	0
20/04280/REM	Higher Perthy, Ellesmere	24/02/2021	1	0	1						1						0						0	0
20/04388/FUL	Bank House, Copes Lane, Welshampton, SY12 0PY	29/01/2021	4	0	4						4						0						0	0
20/04674/FUL	Blackhurst Ford, Northwood, Wem, Shropshire, SY4 5NN	08/09/2021	1	0	1						1						0						0	0
20/05084/FUL	Church Farm, Hordley, Ellesmere, Shropshire, SY12 9BB	07/03/2022	1	0	1						1						0						0	0
21/00125/FUL	Proposed Residential Barn Conversion At Old Hall, Old Marton, Ellesmere, Shropshire	29/04/2021	1	0	1						1						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period
21/02358/FUL	Holiday Flats At Wood Farm, Burlton, Shropshire, SY4 5SU	13/12/2021	1	0	1						1						0						0	0
21/03514/FUL	Proposed Barn Conversion NE Of Lee Hall Barn, Lee, Ellesmere, Shropshire	12/10/2021	1	0	1						1						0						0	0
21/03602/FUL	Proposed Residential Development Land To The South Of Oswestry Road, Ellesmere, Shropshire	24/08/2022	107	0	107	7	25	25	25	25	107						0						0	0
21/03903/FUL	Proposed Residential Development Land North Of Tetchill Farm, Farm Lane, Tetchill, Shropshire	07/06/2022	2	0	2						2						0						0	0
21/05422/FUL	2 Willow Street, Ellesmere, SY12 0AQ	18/02/2022	1	0	1						1						0						0	0
22/00165/REM	Acorn Cottage, Lower Perth, Ellesmere, Shropshire, SY12 9HX	31/03/2022	2	0	2						2						0						0	0
22/00824/FUL	Proposed Barn Conversion At, The Cross, Ellesmere, Shropshire	23/05/2022	1	0	1						1						0						0	0
22/01224/FUL	32 Scotland Street, Ellesmere, SY12 0EG	31/05/2022	2	0	2						2						0						0	0
22/01333/COU	Holiday Let Accommodation At, Parkley, The Trench, Ellesmere, Shropshire, SY12 9DT	17/05/2022	2	0	2						2						0						0	0
22/05178/FUL	Victoria Garage, Scotland Street, Ellesmere, Shropshire, SY12 0DG	14/03/2023	8	0	8						8						0						0	0
NS/01/00367/FUL	Crosemere Grange, Crosemere, Cockshutt, Ellesmere	29/08/2001	3	1	2						2						0						0	0
NS/08/00044/DET	Cheyne Walk, Lyneal Lane, Lyneal, Ellesmere	07/02/2008	1	0	1						1						0						0	0
NS/08/02002/FUL	Rock Farm, St Martins, Oswestry	12/02/2009	4	2	2						2						0						0	0
NS/09/00137/FUL	Sycamore Farm, Hordley, Ellesmere	11/05/2009	2	1	1						1						0						0	0
14/02727/FUL	Kings Arms Inn, Chelmarsh, Bridgnorth, Shropshire, WV16 6BQ	16/05/2016	4	0	4						4						0						0	0
14/03798/FUL	The Cedars, Bridgnorth Road, Highley, Bridgnorth, Shropshire, WV16 6EP	23/05/2016	1	0	1						1						0						0	0
17/02273/FUL	Proposed Dwelling North Of Kinlet View, Bridgnorth Road, Highley, Shropshire	01/02/2018	1	0	1						1						0						0	0
20/02493/FUL	Land East Of Bache Arms, Off Coronation Street, Highley, Shropshire	28/10/2020	4	0	4						4						0						0	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						0	0
22/02043/OUT	Proposed Residential Development Land To The East Of Blything Court, Highley, Shropshire	04/08/2022	2	0	2						2						0						0	0
22/02166/FUL	Ladymoor, Severnside, Highley, Bridgnorth, Shropshire, WV16 6NU	05/07/2022	1	0	1						1						0						0	0
22/05552/FUL	Proposed Dwelling North Of 1, Blything Court, Highley, Shropshire	13/02/2023	1	0	1						1						0						0	0
10/04956/FUL	Unit 11 23-24 Corve Street, Ludlow	31/01/2011	1	0	1						1						0						0	0
13/01665/FUL	Land South Of Spring Cottage, Steventon Road, Ludlow, Shropshire	31/03/2014	1	0	1						1						0						0	0
13/02795/FUL	Lower Barns House, Lower Barns Road, Ludlow, Shropshire, SY8 4DS	02/10/2013	0	0	0						0						0						0	0
13/03862/OUT	Proposed Residential Development South Of A49, Ludlow, Shropshire	30/11/2015	213	0	213		15	36	36	36	123	36	36	18			90						0	0
13/03933/FUL	Chapel Works Old Street, Ludlow, Shropshire, SY8 1NR	29/10/2014	8	0	8						8						0						0	0

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13/04981/FUL	Land Adj. New House Farm, Huntingdon Lane, Ashford Carbonell, Ludlow, Shropshire, SY8 4DG	15/10/2014	1	0	1						1						0						0	0
14/01245/FUL	Car Park At Penny Black Inn, Knowbury, Ludlow, Shropshire, SY8 3LL	03/06/2016	1	0	1						1						0						0	0
14/04121/FUL	Woodcroft Farm, Richards Castle, Ludlow, Shropshire, SY8 4EB	11/12/2014	1	0	1						1						0						0	0
15/00949/FUL	Ludford House, Overton Road, Ludford, Ludlow, SY8 1PJ	09/05/2016	7	1	6						6						0						0	0
15/02552/FUL	4 King Street, Ludlow, Shropshire, SY8 1AQ	02/11/2015	6	0	6						6						0						0	0
16/04192/FUL	Proposed Dwelling South Of Nelson Inn, Rocks Green, Ludlow, Shropshire	13/02/2017	1	0	1						1						0						0	0
17/03015/FUL	Proposed Dwellings Rear Of 18 Bull Ring, Ludlow, Shropshire	17/10/2017	2	0	2						2						0						0	0
17/05189/FUL	Proposed Residential Development Land South Of Rocks Green, Ludlow, Shropshire	23/01/2019	133	63	70	36	34				70						0						0	0
18/01182/FUL	Proposed Residential Development, Adjacent To Whitefriars, Ludlow, Shropshire, SY8 1RA	18/05/2018	3	1	2						2						0						0	0
18/02384/FUL	Proposed Affordable Dwelling North Of Jays Farm, Hope Bagot, Shropshire	31/01/2022	1	0	1						1						0						0	0
18/02413/REM	Proposed Residential Development Land At Foldgate Lane, Ludlow, Shropshire	17/09/2019	137	21	116	17	40	40	19		116						0						0	0
19/01741/FUL	Proposed Dwelling West Of Penny Black Inn, Knowbury, Shropshire	14/10/2020	1	0	1						1						0						0	0
19/01940/FUL	Proposed Residential Development Land North Of Foldgate Farm, Foldgate Lane, Ludlow, Shropshire	24/03/2020	5	0	5						5						0						0	0
19/02060/REM	Proposed Residential Development East Of Fishmore Road, Ludlow, Shropshire	20/11/2019	71	60	11	11					11						0						0	0
19/02741/REM	Development Land North Side Of Sheet Road, Ludlow, Shropshire	09/12/2019	63	51	12	12					12						0						0	0
19/03470/REM	5 Castle Close, Burford, Tenbury Wells, Shropshire, WR15 8AY	01/10/2019	1	0	1						1						0						0	0
19/04978/FUL	Ashford Court, Ashford Carbonell, Ludlow, Shropshire, SY8 4DE	23/12/2020	16	0	16						16						0						0	0
19/05216/FUL	Kiln House, Knowlegate, Ludlow, Shropshire, SY8 3AJ	31/01/2020	0	0	0						0						0						0	0
19/05321/FUL	Proposed Affordable Dwelling South Of 3 Titrail, Clee Hill, Shropshire	23/09/2020	1	0	1						1						0						0	0
19/05368/FUL	Castle Lodge, Castle Square, Ludlow, SY8 1AY	24/04/2020	-1	0	-1						-1						0						0	0
19/05380/FUL	Supermarket, Upper Galdeford, Ludlow, SY8 1QF	14/10/2022	19	0	19						19						0						0	0
19/05519/FUL	Proposed Residential Development Land Adjacent Linney House, Linney, Ludlow, Shropshire	23/02/2021	4	0	4						4						0						0	0
20/00281/FUL	Proposed Barn Conversions At Pervin, Caynham, Shropshire	27/11/2020	5	0	5						5						0						0	0
20/01617/FUL	Proposed Residential Development Land To The South Of Rocks Green, Ludlow, Shropshire	01/07/2021	1	0	1						1						0						0	0
20/01718/FUL	Proposed Dwelling To The South Of Poyner Road, Ludlow, Shropshire	22/06/2020	1	0	1						1						0						0	0

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20/03305/FUL	Proposed Conversion Of Outbuildings To The East Of Raven Lane, Ludlow, Shropshire	04/12/2020	2	0	2						2						0						0	0
20/03571/FUL	Burford Mill, Burford, Tenbury Wells, Shropshire, WR15 8HH	27/11/2020	5	0	5						5						0						0	0
20/04260/FUL	Dinham Hall, Dinham, Ludlow, SY8 1EJ	23/03/2021	7	0	7						7						0						0	0
20/04278/FUL	110 Corve Street, Ludlow, SY8 1DJ	13/01/2021	1	0	1						1						0						0	0
20/04514/FUL	22 Broad Street, Ludlow, SY8 1NG	06/01/2021	-2	0	-2						-2						0						0	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						0	0
21/01918/FUL	Proposed Dwelling To The East Of Castle View Terrace, Ludlow, Shropshire	06/07/2021	1	0	1						1						0						0	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						0	0
21/03835/FUL	Proposed Dwelling West Of 2 Riddings Meadow, Ludlow, Shropshire	01/10/2021	1	0	1						1						0						0	0
21/04191/VAR	Proposed Mixed Use Development North Side Of Sheet Road, Ludlow, Shropshire	09/03/2022	9	0	9						9						0						0	0
21/04581/FUL	Beech House, 41 New Road, Ludlow, SY8 2NY	25/01/2022	3	0	3						3						0						0	0
21/05185/FUL	Proposed Dwelling North West Of 20 Lower Galdeford, Ludlow, Shropshire	25/01/2022	1	0	1						1						0						0	0
21/05460/FUL	63 Temeside, Ludlow, SY8 1JT	08/04/2022	0	0	0						0						0						0	0
22/00471/FUL	Redroofs , 30A Temeside, Ludlow, Shropshire, SY8 1PB	11/07/2022	0	0	0						0						0						0	0
22/00770/FUL	Proposed Temporary Agricultural Workers Dwelling West Of, Burford, Shropshire	15/06/2022	1	0	1						1						0						0	0
22/01152/OUT	Proposed Dwelling To The East Of, St Stephens Close, Ludlow, Shropshire	20/06/2022	1	0	1						1						0						0	0
22/01439/FUL	32 High Street, Clee Hill, Ludlow, Shropshire, SY8 3LZ	30/06/2022	1	0	1						1						0						0	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						0	0
22/01790/FUL	Golden Moments, 50 Broad Street, Ludlow, Shropshire, SY8 1NH	29/07/2022	1	0	1						1						0						0	0
22/03472/FUL	Pendeford, Lower Barns Road, Ludford, Ludlow, Shropshire, SY8 4DS	10/03/2023	0	0	0						0						0						0	0
22/03921/COU	Studio Lodge, Sheet Road, Ludlow, Shropshire, SY8 1LR	21/11/2022	-1	0	-1						-1						0						0	0
22/04241/OUT	Proposed Dwelling South Of Swanlea, Tenbury Road, Clee Hill, Shropshire	28/10/2022	1	0	1						1						0						0	0
22/04908/FUL	Hope Court Bungalow, Hope Bagot, Ludlow, Shropshire, SY8 3AE	28/03/2023	1	0	1						1						0						0	0
22/05652/FUL	21 New Road, Ludlow, Shropshire, SY8 2NY	23/02/2023	1	0	1						1						0						0	0
23/00102/OUT	Proposed Dwelling Opposite 120 Stanton Road, Ludlow, Shropshire	06/03/2023	1	0	1						1						0						0	0
SS/1/08/21335/F	23-24 Corve Street, Ludlow	26/10/2009	14	0	14						14						0						0	0
09/00942/REM	40 Quarry Bank Road, Market Drayton	04/08/2009	1	0	1						1						0						0	0

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09/01693/FUL	The Old School, London Road, Woore, Crewe	21/09/2009	3	2	1						1						0						0	0
09/01858/FUL	Stoke Grange, Shrewsbury Road, Market Drayton	13/10/2009	2	0	2						2						0						0	0
10/01122/FUL	Stoke Grange, Shrewsbury Road, Tern Hill, Market Drayton	17/08/2010	7	2	5						5						0						0	0
10/01818/FUL	3 Bartons Lane, Market Drayton	30/06/2010	4	0	4						4						0						0	0
10/04755/FUL	The Stables, Chipnall, Cheswardine, Market Drayton	26/09/2012	4	0	4						4						0						0	0
11/00819/FUL	The Round House, Tag Lane, Chipnal, Market Drayton	19/04/2011	1	0	1						1						0						0	0
11/02594/FUL	Cheswardine Farm, High Street, Cheswardine, Shropshire, TF9 2RS	07/02/2014	6	0	6						6						0						0	0
11/03440/FUL	Shelley Signs Ltd, Eaton Upon Tern, Market Drayton	14/03/2013	13	0	13						13						0						0	0
12/00800/FUL	Lostford Manor, Lostford Lane, Lostford, Market Drayton	14/12/2012	1	0	1						1						0						0	0
12/01014/REM	Cheswardine, Farm High Street, Cheswardine, Market Drayton	05/02/2013	7	0	7						7						0						0	0
12/01413/FUL	Land To Rear Of Kings Arms, Shropshire Street, Market Drayton, Shropshire, TF9 3DA	28/04/2015	11	4	7						7						0						0	0
12/02563/FUL	Woore Hall Farm, Audlem Road, Woore, Crewe	08/04/2013	1	0	1						1						0						0	0
12/02821/FUL	The Clock Tower, The Stables Chipnall Cheswardine Market Drayton TF9 2Rj	26/09/2012	1	0	1						1						0						0	0
12/02874/FUL	Colehurst Manor, Colehurst, Market Drayton, TF9 2JB	13/12/2013	1	0	1						1						0						0	0
12/03852/FUL	Elms Farm, Ollerton, Market Drayton, TF9 2BU	15/01/2014	1	0	1						1						0						0	0
14/00790/OUT	Land Off Bearstone Road, Norton In Hales, Market Drayton, Shropshire	05/06/2015	14	9	5						5						0						0	0
14/04258/VAR	Hillcrest, Salisbury Road, Market Drayton	30/09/2013	1	0	1						1						0						0	0
16/01228/FUL	Land Adj The Smithy, Moss Lane, Chipnall, Cheswardine, Shropshire	30/11/2016	1	0	1						1						0						0	0
16/03482/REM	Land Adj Moreton Lodge, Moreton Say, Market Drayton, Shropshire, TF9 3RS	25/10/2016	7	0	7						7						0						0	0
16/03483/REM	Land South Of Church Farm, Moreton Say, Market Drayton, Shropshire	27/10/2016	9	0	9						9						0						0	0
16/03700/FUL	Childs Er call C.E. Primary School, Village Road, Childs Er call, TF9 2DA	19/10/2016	2	1	1						1						0						0	0
16/04612/FUL	Store South Of Hodnet Medical Centre, Abbots Way, Hodnet, Shropshire	27/01/2017	1	0	1						1						0						0	0
17/01558/FUL	Land East Of Smithfield Road, Market Drayton, Shropshire	24/07/2017	2	0	2						2						0						0	0
17/05005/FUL	The Mews, Phoenix Bank, Market Drayton, Shropshire, TF9 1JT	06/02/2018	3	0	3						3						0						0	0
17/05434/FUL	Proposed Dwelling South Of The Old Vicarage, Childs Er call, Shropshire	18/06/2018	1	0	1						1						0						0	0
18/04100/FUL	Tudor House Hotel, 1 Cheshire Street, Market Drayton, Shropshire, TF9 1PD	05/12/2018	3	0	3						3						0						0	0
18/04324/FUL	Land To The South East Of Tawny, Websters Lane, Hodnet, Shropshire	28/06/2019	1	0	1						1						0						0	0
18/04326/FUL	Land To The South Of Tawny, Websters Lane, Hodnet, Shropshire	28/06/2019	1	0	1						1						0						0	0

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18/04327/FUL	Land To The North East Of Tawny, Websters Lane, Hodnet, Shropshire	28/06/2019	1	0	1						1						0						0	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						0	0
18/05865/FUL	Land Adjacent To Unit, 1 Station Yard, Pipe Gate, Market Drayton, Shropshire	08/03/2019	-1	0	-1						-1						0						0	0
19/00471/REM	Land At 18 Dutton Close, Stoke Heath, Market Drayton, Shropshire, TF9 2JN	22/08/2016	25	0	25						25						0						0	0
19/02154/FUL	Proposed Development 11 Bartons Road, Market Drayton, TF9 1DD	29/07/2019	2	0	2						2						0						0	0
19/02385/FUL	Stoke Heath Camp, Warrant Road, Stoke Heath, Shropshire	05/04/2022	38	0	38						38						0						0	0
19/02855/REM	Proposed Residential Development Land East Of Villa Farm, Wistanswick, Market Drayton, Shropshire	17/10/2019	1	0	1						1						0						0	0
19/02964/FUL	Land At 36 Stafford Street, Market Drayton, TF9 1HY	21/09/2020	52	7	45	45					45						0						0	0
19/03980/FUL	40 Stafford Street, Market Drayton, TF9 1JB	18/12/2019	2	0	2						2						0						0	0
19/04014/FUL	The Toll House, Ellerton, Newport, Shropshire, TF10 8AW	17/08/2020	1	0	1						1						0						0	0
19/04215/FUL	Proposed Residential Development Land To The South Of Audlem Road, Woore, Shropshire	05/03/2021	1	0	1						1						0						0	0
20/00447/FUL	Land South Of 54 Red Bank Road, Market Drayton, Shropshire	11/03/2020	2	0	2						2						0						0	0
20/00620/FUL	Wollerton Grange Farm, Wood Lane, Wollerton, Market Drayton, Shropshire, TF9 3NY	14/04/2020	1	0	1						1						0						0	0
20/00706/FUL	Land Adj Briarcroft, Crickmerry, Market Drayton, Shropshire, TF9 2BG	22/09/2021	1	0	1						1						0						0	0
20/01032/FUL	Proposed Dwelling To The North Of Wollerton Old Hall, Wollerton, Shropshire	27/05/2020	1	0	1						1						0						0	0
20/01097/FUL	Land Adjacent 39 Alexandra Road, Market Drayton, Shropshire, TF9 3HU	20/05/2020	1	0	1						1						0						0	0
20/01682/FUL	Stafford Street And Cross Street Development, Market Drayton, TF9 1HY	30/09/2020	6	0	6						6						0						0	0
20/02060/OUT	Land West London Road, Irelands Cross, Woore, Shropshire	30/09/2021	10	0	10						10						0						0	0
20/02287/REM	2 Dutton Close, Stoke Heath, Market Drayton, TF9 2JN	02/09/2020	1	0	1						1						0						0	0
20/02786/FUL	18 Queen Street, Market Drayton, Shropshire, TF9 1PX	26/08/2020	1	0	1						1						0						0	0
20/02976/FUL	Proposed Dwelling At 28 Grove Crescent, Woore, CW3 9SX	12/11/2020	1	0	1						1						0						0	0
20/03235/FUL	Spring Hill, Kilnbank Road, Market Drayton, TF9 1LE	13/10/2020	1	0	1						1						0						0	0
20/04290/FUL	Workshop, Podmore Road, Cheswardine, Shropshire	15/06/2021	1	0	1						1						0						0	0
20/05026/FUL	Pine View, Lockleywood, Hinstock, Market Drayton, Shropshire, TF9 2LU	27/01/2021	0	0	0						0						0						0	0
20/05367/REM	Little Acorns, Adderley Road, Spoonley, Market Drayton, Shropshire, TF9 3SR	08/02/2022	1	0	1						1						0						0	0

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21/00548/FUL	Proposed Residential Development Land North Of Kirkridge, Shrewsbury Road, Market Drayton, Shropshire	08/04/2021	1	0	1						1						0						0	0
21/00738/FUL	Proposed Dwelling At 28 Grove Crescent, Woore, CW3 9SX	23/04/2021	1	0	1						1						0						0	0
21/01142/REM	Land Off Greenfields Lane, Market Drayton, Shropshire	02/09/2021	209	0	209	25	50	50	50	34	209						0						0	0
21/02131/FUL	Costcutter And Takeaways, Dalelands, West Market Drayton, Shropshire, TF9 1DQ	24/06/2021	3	0	3						3						0						0	0
21/02235/REM	Proposed Residential Development Land East Of 6 Longslow, Market Drayton, Shropshire	26/07/2021	4	0	4						4						0						0	0
21/02241/FUL	Station Yard, Pipe Gate, Market Drayton, Shropshire	08/11/2021	4	0	4						4						0						0	0
21/02250/FUL	4 Rush Lane, Market Drayton, Shropshire, TF9 3QX	21/07/2021	5	4	1						1						0						0	0
21/02294/FUL	Proposed Dwelling To The South Of Greenfields, Greenfields Lane, Market Drayton, Shropshire	15/07/2021	1	0	1						1						0						0	0
21/02985/REM	Proposed Residential Development Land To The South Of Audlem Road, Woore, Shropshire	10/12/2021	4	0	4						4						0						0	0
21/03100/FUL	Former Garages, Land Off Butts Road, Market Drayton, Shropshire	17/08/2021	4	0	4						4						0						0	0
21/03151/FUL	Flat 18 High Street, Market Drayton, Shropshire, TF9 1QB	01/09/2021	2	0	2						2						0						0	0
21/03423/FUL	Masefield, Goldstone, Cheswardine, Market Drayton, Shropshire, TF9 2NA	14/10/2021	1	0	1						1						0						0	0
21/03525/FUL	Sunnyside, Rosehill Road, Stoke Heath, TF9 2JY	08/09/2021	0	0	0						0						0						0	0
21/03532/FUL	Sandyford Farm, Audlem Road, Woore, CW3 9RN	21/09/2021	1	0	1						1						0						0	0
21/04316/FUL	Upper Farm, Ridgwardine, Market Drayton, Shropshire, TF9 3TR	08/02/2022	2	0	2						2						0						0	0
21/04727/FUL	Lower Morrey, Shavington Park, Adderley, Market Drayton, Shropshire, SY13 4BH	19/11/2021	0	0	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						0	0
21/05252/FUL	Pine View, Lockleywood, Hinstock, Market Drayton, Shropshire, TF9 2LU	17/12/2021	0	0	0						0						0						0	0
21/05292/FUL	Proposed Dwelling East Of Meadowside, Greenfields Lane, Market Drayton, Shropshire	20/12/2021	1	0	1						1						0						0	0
21/05382/REM	Proposed Agricultural Workers Dwelling Adjacent Fordhall Farm, Shrewsbury Road, Market Drayton, Shropshire	14/02/2022	1	0	1						1						0						0	0
22/00152/OUT	Hinsley View , Newcastle Road, Market Drayton, TF9 1HW	06/05/2022	1	0	1						1						0						0	0
22/00396/REM	La Roma, The Nook, Childs Ercall, Market Drayton, Shropshire, TF9 2DJ	22/03/2022	0	0	0						0						0						0	0
22/00412/FUL	Proposed Residential Development Land To The East Of Kilnbank Road, Market Drayton, Shropshire	03/05/2022	5	0	5						5						0						0	0
22/00741/FUL	Land Off Abbots Way, Hodnet, Shropshire, TF9 3NQ	11/01/2023	51	0	51		25	25	1		51						0						0	0

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22/00829/REM	Proposed Dwelling At The Former Slaughterhouse, Longslow, Market Drayton, Shropshire	19/07/2022	1	0	1						1						0						0	0
22/00961/FUL	Proposed Residential Barn Conversions At Cotton Farm, Hodnet, Shropshire	25/07/2022	7	0	7						7						0						0	0
22/01208/FUL	15 And 15A Queen Street, Market Drayton, Shropshire	13/06/2022	6	0	6						6						0						0	0
22/01210/FUL	Cresswell House, 49 Stafford Street, Market Drayton, Shropshire, TF9 1JD	27/05/2022	3	0	3						3						0						0	0
22/01239/FUL	15 Moreton Wood, Market Drayton, Shropshire, TF9 3RX	17/05/2022	0	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						0	0
22/03863/FUL	The Lightwoods Farm 1, Goldstone, Cheswardine, Shropshire	12/12/2022	1	0	1						1						0						0	0
22/04151/FUL	Land Off Walkmill Road , Walkmill Road, Market Drayton, Shropshire	28/11/2022	6	0	6						6						0						0	0
22/04797/FUL	The Haven, Norton In Hales, Market Drayton, Shropshire, TF9 3TW	01/02/2023	0	0	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						0	0
22/04917/REM	Land South East Of Longford Grange, Longford, Market Drayton, Shropshire	17/01/2023	2	0	2						2						0						0	0
22/04977/OUT	Land Adj The Sidings, Green Bank, Adderley, Shropshire	13/12/2022	2	0	2						2						0						0	0
22/05126/REM	Land South West Of Liple Farm, Moss Lane, Chipnall, Cheswardine, Shropshire	24/01/2023	1	0	1						1						0						0	0
22/05193/FUL	Clay Pipe Farm, Hatton Road, Wistanswick, Market Drayton, Shropshire, TF9 2TT	16/02/2023	1	0	1						1						0						0	0
22/05267/FUL	The Lord Hill, Shrewsbury Road, Market Drayton, Shropshire, TF9 3DU	09/02/2023	2	0	2						2						0						0	0
22/05402/FUL	Glencott, Longslow, Market Drayton, Shropshire, TF9 3QY	24/01/2023	1	0	1						1						0						0	0
23/00095/COU	3 Chester Road, Hinstock, Market Drayton, Shropshire, TF9 2SY	03/03/2023	-1	0	-1						-1						0						0	0
23/00410/FUL	10 Stafford Street, Market Drayton, Shropshire, TF9 1HY	24/03/2023	1	0	1						1						0						0	0
NS/01/00837/FUL	Church Farm, Adderley, Market Drayton	16/01/2002	2	0	2						2						0						0	0
NS/03/00206/FUL	Land At Tern Fisheries, Newcastle Road, Market Drayton	10/04/2003	1	0	1						1						0						0	0
NS/04/00276/FUL	Church Farm, Adderley, Market Drayton	10/11/2004	4	0	4						4						0						0	0
NS/06/00673/FUL	Bldgs At Lostford Hall, Lostford Lane, Wollerton, Market Drayton	12/04/2007	4	0	4						4						0						0	0
NS/07/00419/FUL	Dodecote Grange, Dodecote Drive, Childs Er call, Market Drayton	18/04/2007	6	4	2						2						0						0	0
NS/07/01850/FUL	4 St Marys Street, Market Drayton	01/11/2007	2	0	2						2						0						0	0
NS/07/02135/FUL	Haywood Farm, Haywood Lane, Cheswardine, Market Drayton	27/12/2007	6	0	6						6						0						0	0
NS/08/01173/FUL	Adj To 2 The Mount, Mount Lane, Market Drayton	20/08/2008	1	0	1						1						0						0	0
NS/08/02032/FUL	74 Grove Gardens, Market Drayton, Shropshire, TF9 1HQ	13/01/2009	1	0	1						1						0						0	0

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NS/09/70169/FUL	Church Farm, Moreton Saye, Market Drayton	12/06/2009	5	0	5						5						0						0	0
13/03185/REM	Land At Wallop Hall, Westbury, Shrewsbury	05/10/2016	1	0	1						1						0						0	0
15/01726/FUL	Barns At Brookside Farm, Pontesford, Shrewsbury, Shropshire.	28/10/2015	2	0	2						2						0						0	0
15/04103/REM	Land North East Of David Avenue, Pontesbury, Shrewsbury, Shropshire.	13/01/2016	2	0	2						2						0						0	0
16/03114/REM	The Mount Nursery, Minsterley Road, Pontesbury, Shrewsbury, Shropshire	14/09/2017	2	0	2						2						0						0	0
16/04442/FUL	Park Farm, Minsterley, Shrewsbury, Shropshire, SY5 0DH	11/01/2017	5	2	3						3						0						0	0
18/00569/FUL	Grinleys Cottage, Asterley, Minsterley, Shrewsbury, Shropshire	20/08/2018	1	0	1						1						0						0	0
18/00670/FUL	Proposed Dwelling At Ladyoak, Drury Lane, Minsterley, Shrewsbury, Shropshire	25/02/2020	1	0	1						1						0						0	0
18/05670/FUL	Proposed Development Land Off Mount Close, Pontesbury, Shrewsbury, Shropshire, SY5 0RD	19/02/2020	18	0	18						18						0						0	0
19/00655/FUL	Plealey Methodist Church, Well Lane, Plealey, Shrewsbury, Shropshire, SY5 0UY	28/06/2019	1	0	1						1						0						0	0
19/01878/FUL	Honeysuckle Cottage, Cruckton, Shrewsbury, Shropshire, SY5 8PR	23/10/2019	1	0	1						1						0						0	0
19/02344/FUL	The Warehouse, Pontesford Hill, Pontesbury, Shrewsbury, SY5 0UB	25/10/2019	3	0	3						3						0						0	0
19/05597/FUL	Nills Plantation, Pontesbury Hill, Shrewsbury, Shropshire, SY5 0YL	18/03/2020	1	0	1						1						0						0	0
20/02247/REM	Residential Development North Of Leigh Road, Minsterley, Shrewsbury, Shropshire	17/11/2020	28	0	28						28						0						0	0
20/03126/FUL	Proposed Exception Site Dwelling East Of, Whitwell Lane, Pontesbury, Shrewsbury, Shropshire	05/04/2022	1	0	1						1						0						0	0
20/04271/REM	Proposed Affordable Dwelling South Of Woodfield, Cruckton, Shrewsbury, Shropshire	04/03/2021	1	0	1						1						0						0	0
21/00427/OUT	Proposed Dwelling To The South Of Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire	10/06/2021	1	0	1						1						0						0	0
21/01639/FUL	Proposed Residential Development East Of The Warehouse, Pontesford Hill, Pontesbury, Shropshire	29/03/2022	1	0	1						1						0						0	0
21/01756/FUL	Hare And Hounds, Cruckton, Shrewsbury, Shropshire, SY5 8PW	15/10/2021	4	0	4						4						0						0	0
21/01844/OUT	The Horseshoes Inn, Minsterley Road, Pontesbury, Shrewsbury, Shropshire, SY5 0QJ	08/02/2022	3	0	3						3						0						0	0
21/02924/OUT	Breidden Cottage, Plot 2, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire, SY5 0QA	14/08/2021	1	0	1						1						0						0	0
21/03534/FUL	Brook Vessons Farm, Gatten, Pontesbury, Shrewsbury, Shropshire, SY5 0SJ	26/11/2021	1	0	1						1						0						0	0
21/03660/FUL	Proposed Residential Development Land To The North Of Minsterley Road, Pontesbury, Shrewsbury, Shropshire	07/04/2022	38	0	38						38						0						0	0

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

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period
19/05069/OUT	Proposed Dwelling SW Of Home Farm, Buildwas, Shropshire	17/03/2021	1	0	1						1						0						0	0
19/05560/OUT	Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7BL	16/09/2022	1075	0	1075		70	70	70	70	280	80	80	80	80	80	400	80	80	80	80	75	395	0
20/00204/FUL	Proposed Residential Dwelling, Back Lane, Much Wenlock, Shropshire	19/10/2020	1	0	1						1						0						0	0
20/00494/FUL	12 High Street, Much Wenlock, TF13 6AA	12/06/2020	1	0	1						1						0						0	0
20/01146/FUL	11 Bull Ring, Much Wenlock, Shropshire, TF13 6HS	21/05/2020	1	0	1						1						0						0	0
20/02113/FUL	Garage At Rear Of 8 St Marys Road, Much Wenlock, Shropshire	12/10/2020	1	0	1						1						0						0	0
20/04432/FUL	Proposed Residential Development Land To The South Of Callaughtons Ash, Much Wenlock, Shropshire	08/12/2021	14	0	14						14						0						0	0
20/05297/FUL	61 High Street, Much Wenlock, Shropshire, TF13 6AE	18/02/2021	1	0	1						1						0						0	0
21/00736/FUL	Proposed Dwelling NW Of Yew Tree Cottage, Stretton Westwood, Much Wenlock, Shropshire	29/10/2021	1	0	1						1						0						0	0
21/01098/FUL	Proposed Residential Development Land Off Station Road, Much Wenlock, Shropshire	07/06/2021	4	0	4						4						0						0	0
21/01124/FUL	Castleholm, Harley, Shrewsbury, Shropshire, SY5 6LX	06/05/2021	0	0	0						0						0						0	0
21/02078/FUL	The Eagles Inn, 1 Harley Road, Cressage, Shrewsbury, Shropshire, SY5 6DF	16/12/2021	1	0	1						1						0						0	0
21/04492/FUL	Proposed Rural Workers Dwelling At Hunters View, Brookhampton, Shropshire	10/05/2022	1	0	1						1						0						0	0
21/05417/REM	Land SW Of Home Farm, Buildwas, Shropshire	03/05/2022	3	0	3						3						0						0	0
22/01028/FUL	Manor Farm House, Brockton, Much Wenlock, Shropshire, TF13 6JR	26/10/2022	2	0	2						2						0						0	0
22/04030/FUL	Proposed Dwelling To The North Of Bridge Road, Much Wenlock, Shropshire	01/11/2022	1	0	1						1						0						0	0
22/04208/FUL	Proposed Barn Conversion At Bourton Westwood Farm, Bourton Westwood, Much Wenlock, Shropshire	01/12/2022	1	0	1						1						0						0	0
22/04970/REM	Brockton Farm, Brockton, Much Wenlock, Shropshire, TF13 6JR	09/02/2023	4	0	4						4						0						0	0
22/05665/FUL	Holiday Let Accommodation At The Folley, 34 Much Wenlock Road, Buildwas, Telford, Shropshire, TF8 7BP	10/02/2023	1	0	1						1						0						0	0
BR/APP/FUL/00/0810	Woodhouse Farm, Off Farley Road, Wyke, Much Wenlock	15/02/2001	2	0	2						2						0						0	0
BR/APP/FUL/03/0403	Manor Farm, I317, Easthope, Much Wenlock	22/07/2003	4	0	4						4						0						0	0
SA/09/0029/F	Land At Church Farm, Buildwas, Telford	10/03/2009	4	1	3						3						0						0	0
10/02919/REM	Yew Tree Cottage, Ellesmere Road, St Martins, Oswestry	02/09/2010	4	0	4						4						0						0	0
10/05252/FUL	Ivy House Farm, Knockin, Oswestry	13/09/2011	3	1	2						2						0						0	0
10/05336/FUL	Trepnal Farm, Crickheath, Oswestry	01/03/2011	3	0	3						3						0						0	0
11/03157/FUL	Conversion Of Former Malthouse, Weirbrook, West Felton, Shropshire	23/11/2015	3	0	3						3						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
11/04458/FUL	Upper Craignant Farm, Selattyn, Oswestry	13/01/2012	2	0	2						2						0						0	0
12/02476/FUL	The Miners Arms Morda, Oswestry, SY10 9NY	05/11/2014	2	0	2						2						0						0	0
12/03866/FUL	The Hollies, Dovaston, Kinnerley, Oswestry, Shropshire, SY10 8DS	19/01/2017	0	0	0						0						0						0	0
13/01643/OUT	Land West Of Artillery Road, Park Hall, Shropshire	27/08/2014	22	15	7						7						0						0	0
13/04770/FUL	(Miners Cottage), Middle Forest, Wern Y Wiel, Treflach, Oswestry, Shropshire, SY10 9HT	14/08/2019	1	0	1						1						0						0	0
14/03158/REM	Purton Villa, Church Street, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LA	27/02/2015	2	0	2						2						0						0	0
14/03184/FUL	Brogynryn Hall, Brogynryn, Oswestry, SY10 7DA	02/07/2015	69	0	69		1	25	25	18	69						0						0	0
15/02392/FUL	Land Adj White House, Crickheath, Oswestry, Shropshire, SY10 8BW	04/11/2016	1	0	1						1						0						0	0
15/04319/REM	Land East Of Old Rectory, Selattyn, Shropshire	16/12/2015	9	3	6						6						0						0	0
15/04473/REM	Land On North Side Of Whittington Road, Gobowen, Oswestry, Shropshire	13/04/2018	41	11	30						30						0						0	0
15/04690/REM	Proposed Residential Development Land East Of Kingfisher Way, Morda, Shropshire	29/07/2016	46	29	17						17						0						0	0
15/04968/REM	Proposed Residential Development To The South Of Fernhill Lane, Gobowen, Shropshire	13/05/2016	18	0	18						18						0						0	0
16/01094/REM	Proposed Residential Development Land At Maesbury Marsh, Shropshire	01/02/2017	4	1	3						3						0						0	0
16/02594/OUT	Proposed Development Land To The North Of Shrewsbury Road, Oswestry	22/04/2020	316	0	316						0			41	75	75	191	75	50				125	0
16/02952/FUL	39 Cabin Lane, Oswestry, Shropshire, SY11 2LS	06/09/2016	0	0	0						0						0						0	0
16/03811/FUL	Agricultural Buildings At Llynclys Hall Farm, Sweeney, Shropshire	22/11/2016	2	0	2						2						0						0	0
16/04426/FUL	The Smithfield Hotel, 1 Salop Road, Oswestry, SY11 2NR	14/03/2017	7	0	7						7						0						0	0
16/04719/FUL	Proposed Residential Development Opposite School, Kinnerley, Shropshire	14/03/2019	18	0	18						18						0						0	0
16/05110/FUL	Land West Of Burma Road, Park Hall, Shropshire	26/02/2018	4	1	3						3						0						0	0
16/05552/REM	Tilings, Whittington Road, Gobowen, SY11 3NA	06/08/2017	15	0	15						15						0						0	0
17/01422/FUL	Proposed Dwelling Adjacent Sunnybank, Old Whittington Road, Gobowen	16/08/2017	1	0	1						1						0						0	0
17/02838/FUL	Highfawr Cottage, Racecourse Road, Oswestry, Shropshire, SY10 7PJ	04/08/2017	0	0	0						0						0						0	0
17/05019/FUL	Proposed Barn Conversions At Greenfields, Maesbrook, Shropshire	23/01/2018	2	0	2						2						0						0	0
17/06047/FUL	Proposed Residential Development South Of Clifton Villas, Queens Head, Shropshire	15/03/2019	6	4	2						2						0						0	0
17/06151/FUL	Racing Stables At, Tedsmore Hall, Tedsmore, West Felton, Oswestry, Shropshire, SY11 4HD	30/05/2018	4	0	4						4						0						0	0

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18/01055/FUL	15-15A Cross Street, Oswestry, SY11 2NF	02/07/2018	3	0	3						3						0						0	0
18/01990/FUL	Development Land SE Of Whittington Primary School, Station Road, Whittington, Shropshire	12/06/2019	34	32	2						2						0						0	0
18/02326/OUT	Proposed Residential Development Adjacent Bank Cottage, Pant, Shropshire	22/04/2021	2	0	2						2						0						0	0
18/02858/REM	Proposed Residential Development West Of Darlee Cottage, Brownhill, Ruyton Xi Towns, Shropshire	02/09/2021	2	0	2						2						0						0	0
18/03529/FUL	Yew Tree Cottage, Hengoed, Oswestry, Shropshire, SY10 7AD	02/10/2019	0	0	0						0						0						0	0
18/03771/FUL	81 Beatrice Street, Oswestry, Shropshire, SY11 1HL	28/11/2018	3	0	3						3						0						0	0
18/04229/FUL	Conversion Of Barn North Of Bryn Benlli, Turners Lane, Llynclys, Shropshire	09/11/2018	1	0	1						1						0						0	0
19/00692/FUL	Proposed Barn Conversion Adjacent Corner House, Wigmarsh, West Felton, Shropshire	10/04/2019	1	0	1						1						0						0	0
19/01725/FUL	9 Oak Street, Oswestry, Shropshire, SY11 1LR	10/06/2019	3	0	3						3						0						0	0
19/02744/FUL	Barn At Bank Farm, Tedsmore, West Felton, Shropshire	17/10/2019	1	0	1						1						0						0	0
19/02963/FUL	Twmpath Cottages, Twmpath Lane, Gobowen, Shropshire	12/01/2022	12	0	12						12						0						0	0
19/03145/FUL	Dwelling At Former Hairdressing Salon, Station Road, Whittington, Shropshire, SY11 4DA	04/02/2020	1	0	1						1						0						0	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						0	0
19/03995/FUL	Land At Rhosyllan Farm, Overton Road, St Martins, Oswestry, Shropshire, SY11 3ER	26/10/2020	80	31	49	25	24				49						0						0	0
19/05047/FUL	Bromley's Hideaway, 3A Willow Street, Oswestry, Shropshire, SY11 1AF	25/02/2020	1	0	1						1						0						0	0
20/00430/FUL	Land South By-pass Road, Gobowen, Shropshire	13/09/2021	3	0	3						3						0						0	0
20/00576/REM	Land North Of The Miners Arms, Morda Bank, Morda, Shropshire	23/03/2020	8	0	8						8						0						0	0
20/00707/FUL	Treatment Works, Racecourse Road, Oswestry, Shropshire	14/02/2022	1	0	1						1						0						0	0
20/01521/REM	Land South Of Maple House, Station Road, Pant, Oswestry, Shropshire, SY10 9QL	21/05/2021	3	2	1						1						0						0	0
20/01522/REM	Garage Adjacent To The Last Inn, Hengoed, Shropshire	18/11/2020	4	1	3						3						0						0	0
20/01945/FUL	Proposed Dwelling To The South Of Top Street, Whittington, Shropshire	09/11/2020	1	0	1						1						0						0	0
20/01979/FUL	Gracelands, Ellesmere Road, Whittington, SY11 4DJ	31/07/2020	1	0	1						1						0						0	0
20/02248/FUL	School House, Overton Road, Ifton Heath, St Martins, SY11 3DH	05/11/2021	35	0	35						35						0						0	0
20/02256/OUT	Proposed Dwelling South Of Four Ashes Farm, Maesbrook, Shropshire	17/09/2020	1	0	1						1						0						0	0
20/02752/FUL	Proposed Residential Development Land To The East Of Llwyn Road, Oswestry, Shropshire	27/05/2021	1	0	1						1						0						0	0

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20/02915/FUL	Llysfield Nursing Home, Middleton Road, Oswestry, Shropshire SY11 2LJ	26/03/2021	1	0	1						1						0						0	0
20/03470/FUL	Proposed Affordable Dwelling, Hillside Cottage, Eardiston, West Felton, Oswestry, Shropshire, SY11 4HA	30/09/2021	1	0	1						1						0						0	0
20/03858/FUL	Development Land SE Of Whittington Primary School, Station Road, Whittington, Shropshire	12/07/2021	39	33	6						6						0						0	0
20/03859/FUL	Proposed Residential Development West Of Artillery Road, Park Hall, Shropshire	27/05/2021	5	0	5						5						0						0	0
20/04257/FUL	Land Off Penybryn Avenue, Whittington, Shropshire	22/07/2021	24	0	24						24						0						0	0
20/04416/COU	The Court Nursing Home, Threadneedle Street, West Felton, Oswestry, Shropshire, SY11 4LE	22/12/2020	-22	0	-22						-22						0						0	0
20/04913/FUL	New House Farm, Pen-Y-Bryn, St Martins, Shropshire	08/02/2021	1	0	1						1						0						0	0
20/04977/FUL	30 Cherry Tree Drive, St Martins, Shropshire, SY11 3EQ	03/03/2021	1	0	1						1						0						0	0
20/05216/FUL	56 Hammonds Place, Gobowen, SY11 3PA	02/02/2021	1	0	1						1						0						0	0
20/05387/FUL	5 - 9 Cross Street, Oswestry, Shropshire, SY11 2NF	24/03/2021	9	6	3						3						0						0	0
21/00202/FUL	Land East Of Wigmarsh Cottage, Wigmarsh, West Felton, Shropshire	31/12/2021	1	0	1						1						0						0	0
21/00442/FUL	Land To The North Of Weston Road, Morda, Oswestry, Shropshire	10/12/2021	20	0	20						20						0						0	0
21/00520/FUL	The Bungalow, Rhoswiell, Weston Rhyn, Oswestry, Shropshire, SY10 7TA	28/05/2021	1	0	1						1						0						0	0
21/00735/FUL	Proposed Residential Development Land East Of 56 Salop Road, Oswestry, Shropshire	29/06/2021	6	0	6						6						0						0	0
21/00848/FUL	22 Upper Brook Street, Oswestry, SY11 2TB	21/04/2021	1	0	1						1						0						0	0
21/01012/FUL	Darjeeling, School Lane, St Martins, SY11 3BX	26/08/2022	1	0	1						1						0						0	0
21/01031/FUL	Proposed Dwelling To The West Of The Firs, Firs Close, St Martins, Shropshire	07/05/2021	1	0	1						1						0						0	0
21/01230/FUL	Proposed Residential Development Land South Of Aspen Grange, Weston Rhyn, Shropshire	26/11/2021	40	0	40						40						0						0	0
21/01628/FUL	Bryngwilla Lodge, St Martins, Oswestry, Shropshire, SY10 7AY	28/05/2021	1	0	1						1						0						0	0
21/01657/OUT	Land North East Ash Grove, Overton Road, St Martins, Shropshire	11/08/2021	1	0	1						1						0						0	0
21/02283/FUL	Corner House, Morda, Oswestry, Shropshire, SY10 9NW	14/10/2021	1	0	1						1						0						0	0
21/02444/FUL	Everglades, Brynhafod Lane, Oswestry, Shropshire, SY11 1SH	28/10/2021	3	0	3						3						0						0	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						0	0
21/02606/FUL	18A Oswald Road, Oswestry, SY11 1RE	07/12/2021	3	0	3						3						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
21/02720/FUL	Redevelopment For Proposed Nursing Care Home, Victoria Road, Oswestry, SY11 2HX	08/10/2021	44	0	44						44						0						0	0
21/02724/FUL	Proposed Residential Dwelling Plot At Wern, Weston Rhyn, Shropshire	26/07/2021	1	0	1						1						0						0	0
21/02810/COU	Arundel House, Station Road, Gobowen, SY11 3JS	29/07/2021	-1	0	-1						-1						0						0	0
21/02954/FUL	The Byg Farm, Old Racecourse, Oswestry, Shropshire, SY10 7HW	24/08/2021	1	0	1						1						0						0	0
21/03143/FUL	Proposed Dwelling To The South Of Ellesmere Road, St Martins, Shropshire	09/12/2021	1	0	1						1						0						0	0
21/03324/FUL	The Engine House, Nantmawr, Oswestry, Shropshire, SY10 9HJ	17/11/2021	1	0	1						1						0						0	0
21/03413/FUL	Hengoed Park Residential Home, Hengoed, Oswestry, Shropshire, SY10 7EE	13/12/2021	17	0	17						17						0						0	0
21/03584/REM	Proposed Residential Development Land To The South Of Middleton Road, Oswestry, Shropshire	07/02/2023	120	0	120		50	50	20		120						0						0	0
21/03715/FUL	(Plot 1) Proposed Residential Development North Of River Tanat, Llanyblodwel, Shropshire	29/04/2022	1	0	1						1						0						0	0
21/03978/FUL	Greyhound Hotel, Willow Street, Oswestry, SY11 1AJ	02/12/2021	4	0	4						4						0						0	0
21/03990/FUL	Proposed Dwelling North Of Stone House, Maesbrook, Shropshire	08/10/2021	1	0	1						1						0						0	0
21/04031/FUL	Land Adjacent Old Police House, Overton Road, St Martins, Shropshire	22/10/2021	2	0	2						2						0						0	0
21/04189/FUL	Proposed Residential Development West Of Ty Draw, Oak Lane, Treflach, Shropshire	12/10/2022	3	0	3						3						0						0	0
21/04216/FUL	Moreton Hall School, Weston Rhyn, Oswestry, Shropshire, SY11 3EW	21/10/2021	2	0	2						2						0						0	0
21/04266/OUT	Land To The Rear Of Longfield, Whittington Road, Gobowen, Shropshire	01/11/2021	1	0	1						1						0						0	0
21/04296/FUL	Proposed Residential Development Land East Of Kilnside, Porth-y-waen, Shropshire	03/11/2021	3	0	3						3						0						0	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	50	50	9			109						0	0
21/04791/COU	The Old Co-Op Shop, Co-Operative House, Ellesmere Road, St Martins, Oswestry, Shropshire, SY11 3AZ	19/12/2021	-1	0	-1						-1						0						0	0
22/00201/FUL	Land Off Southlands Avenue, Gobowen, Shropshire	09/06/2022	38	0	38						38						0						0	0
22/00995/REM	Proposed Residential Development North Of River Tanat, Llanyblodwel, Shropshire	26/04/2022	1	0	1						1						0						0	0
22/01205/REM	(Plot 4) Proposed Residential Development North Of River Tanat, Llanyblodwel, Shropshire	26/04/2022	1	0	1						1						0						0	0
22/01240/FUL	Golden Lion Inn, Upper Church Street, Oswestry, Shropshire, SY11 2AA	17/05/2022	0	0	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						0	0
22/01365/FUL	T A Gittins, 28 - 30 Salop Road, Oswestry, Shropshire, SY11 2NZ	17/06/2022	2	0	2						2						0						0	0

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22/01466/FUL	Agricultural Building North Of Henbarns Farm, Haughton, West Felton, Shropshire	08/07/2022	1	0	1						1						0						0	0
22/01507/REM	(Plot 3) Proposed Residential Development North Of River Tanat, Llanyblodwel, Shropshire	17/06/2022	1	0	1						1						0						0	0
22/01548/FUL	Presbyterian Church Of Wales, Station Road, Weston Rhyn, Shropshire	06/07/2022	1	0	1						1						0						0	0
22/01997/OUT	Proposed Dwelling To The East Of Puddle Lane, St Martins, Shropshire	13/07/2022	1	0	1						1						0						0	0
22/02246/FUL	Golden Lion Inn, Upper Church Street, Oswestry, Shropshire, SY11 2AA	15/12/2022	2	0	2						2						0						0	0
22/03360/FUL	Land North Tramway Farm, Crickheath, Shropshire	28/02/2023	0	0	0						0						0						0	0
22/03640/FUL	Preesgweene Farm, Preesgweene, Weston Rhyn, Oswestry, Shropshire, SY10 7SU	04/10/2022	2	0	2						2						0						0	0
22/04138/FUL	Heatherdene Residential Care Home , 3 Upper Brook Street, Oswestry, Shropshire, SY11 2TB	20/12/2022	-9	0	-9						-9						0						0	0
22/04163/FUL	Morda Methodist Church, Trefonen Road, Morda, Shropshire	07/11/2022	1	0	1						1						0						0	0
22/04224/OUT	Baldin Oak, Dovaston, Kinnerley, Shropshire	28/11/2022	1	0	1						1						0						0	0
22/04369/FUL	Site Of Stone Merchants, Salop Road, Oswestry, Shropshire	16/12/2022	3	0	3						3						0						0	0
22/04664/FUL	Holly Cottage, Old Chirk Road, Gobowen, Oswestry, Shropshire, SY11 3LW	13/03/2023	1	0	1						1						0						0	0
22/04903/FUL	6 Woolston Road, West Felton, Oswestry, Shropshire, SY11 4LB	14/12/2022	-1	0	-1						-1						0						0	0
22/05041/FUL	Carreg Llwyd Church , Laburnum Drive, Oswestry, Shropshire, SY11 2QR	18/01/2023	12	0	12						12						0						0	0
22/05074/FUL	Fairfield Close, Gobowen, Shropshire	12/01/2023	8	0	8						8						0						0	0
22/05350/FUL	Flat, 54 Upper Church Street, Oswestry, Shropshire, SY11 2AE	26/01/2023	1	0	1						1						0						0	0
22/05531/FUL	Land To Rear 3 Trevor Avenue, St Martins, Shropshire, SY11 2AW	26/01/2023	1	0	1						1						0						0	0
22/05569/OUT	1 Stone Cottage, Chapel Lane, Knockin Heath, Shropshire	06/02/2023	1	0	1						1						0						0	0
OS/01/11811/FUL	Llynclys Hall Farm, Sweeney, Oswestry	09/08/2002	2	0	2						2						0						0	0
OS/04/13131/REM	Orchardside, Llynclys, Oswestry	16/04/2004	0	0	0						0						0						0	0
OS/04/13533/FUL	Wernlas, Maesbrook, Oswestry	31/03/2005	1	0	1						1						0						0	0
OS/05/13733/FUL	Mount Pleasant, Ellesmere Road, St Martins, Oswestry	20/07/2005	6	0	6						6						0						0	0
OS/06/14210/FUL	Daywell Farm, Daywall, Gobowen, Oswestry	30/03/2006	3	0	3						3						0						0	0
OS/06/14398/FUL	Pentre, Kendrick, Old Chirk Road, Weston Rhyn, Oswestry	26/06/2006	3	0	3						3						0						0	0
OS/07/15325/REM	Adj Anvic House, Rhoswiell, Weston Rhyn, Oswestry	15/01/2008	1	0	1						1						0						0	0
OS/08/15427/FUL	Land At Olden Lane, Ruyton XI Towns, Shrewsbury	21/05/2008	2	0	2						2						0						0	0
OS/08/15765/FUL	Babbinswood Farm, Berghill Lane, Whittington, Oswestry	26/11/2008	3	0	3						3						0						0	0
OS/09/15915/FUL	Part Enclosure, OS 2327, Knockin, Oswestry	11/03/2009	1	0	1						1						0						0	0
OS/09/15927/FUL	Little Trehowell, Chirk, Wrexham	17/03/2009	2	0	2						2						0						0	0

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OS/93/8125/FUL	Wykey House, Wykey, Ruyton XI Towns	01/04/1993	4	3	1						1						0						0	0
09/03465/FUL	Whiteladies Farm, Shackerley Lane, Cosford, Shifnal	12/01/2011	7	1	6						6						0						0	0
10/05055/FUL	Red Hill Farm, Redhill, Shifnal	17/01/2011	7	3	4						4						0						0	0
15/04034/FUL	Proposed Barn Conversions At Chadwell Court, Chadwell, Newport, Shropshire	14/03/2016	3	1	2						2						0						0	0
18/03993/FUL	Stables At Tong Forge, Shifnal, Shropshire	01/03/2019	1	0	1						1						0						0	0
19/02706/FUL	Long Meadow, Park Lane, Shifnal, Shropshire, TF11 9HE	01/05/2020	0	0	0						0						0						0	0
20/01533/FUL	Proposed Barn Conversion East Of Red Hill View, Sheriffhales, Shropshire	01/10/2020	1	0	1						1						0						0	0
20/02572/FUL	43 Broadway, Shifnal, Shropshire	07/08/2020	-2	0	-2						-2						0						0	0
20/04584/FUL	Land Off Tanyard Place, Tanyard Place, Shifnal, Shropshire	04/03/2021	5	0	5						5						0						0	0
20/04772/FUL	Proposed Residential Barn Conversions At Church Farm, Hall Lane, Kemberton, Shifnal, Shropshire	03/12/2021	3	0	3						3						0						0	0
21/01270/FUL	Barn At Village Farm, Sheriffhales, Shifnal, Shropshire, TF11 8RD	26/04/2021	1	0	1						1						0						0	0
21/01814/FUL	Proposed Residential Development Land To The East Of Park Lane, Shifnal, Shropshire	08/06/2021	1	0	1						1						0						0	0
21/02900/FUL	Amberleigh Care Ltd, The Oaks, Redhill, Shifnal, Sheriffhales, Shropshire, TF2 9NZ	03/08/2021	2	0	2						2						0						0	0
22/02926/FUL	Proposed Residential Development Land SW Of 24, The Lindens, Shifnal, Shropshire	24/01/2023	2	0	2						2						0						0	0
22/03452/FUL	Proposed Dwelling North East Of Park Farm, Wolverhampton Road, Shifnal, Shropshire	30/09/2022	1	0	1						1						0						0	0
BR/APP/FUL/06/0208	Land Opp 3 Shrewsbury Road, Shifnal	23/05/2006	3	0	3						3						0						0	0
BR/APP/FUL/07/0910	7 Shrewsbury Road, Shifnal	21/12/2007	1	0	1						1						0						0	0
09/03094/FUL	Adj T0 Lornicera, Marche Lane, Halfway House, Shrewsbury	21/12/2009	2	1	1						1						0						0	0
10/00564/FUL	Builders Yard, Red Barn Lane, Shrewsbury	22/12/2011	1	0	1						1						0						0	0
10/01008/FUL	Land Adj Daisyfields, Marche Lane, Halfway House, Shrewsbury	06/05/2010	1	0	1						1						0						0	0
10/04564/COU	22 - 24 Frankwell, Shrewsbury	13/12/2010	2	1	1						1						0						0	0
10/05075/FUL	Yeaton Manor, Yeaton, Baschurch, Shrewsbury	17/01/2011	4	0	4						4						0						0	0
10/05179/FUL	The Poplars, Great Ness, Shrewsbury	04/03/2011	1	0	1						1						0						0	0
11/00696/FUL	St Davids Presbyterian Church, Belmont Bank, Shrewsbury	03/05/2011	1	0	1						1						0						0	0
11/00763/FUL	Coton Hill Farm, Corporation Lane, Shrewsbury	21/06/2011	1	0	1						1						0						0	0
11/05365/FUL	Shrubbery Farm, Hinton, Shrewsbury, SY5 9PZ	26/09/2013	2	1	1						1						0						0	0
12/01210/FUL	Barn At Middle, Shadymoor Farm, Dorrington, Shrewsbury	24/07/2012	1	0	1						1						0						0	0
12/01959/FUL	Lower House Farm, Off B4386, Yockleton, Shrewsbury, SY5 9PZ	07/03/2013	1	0	1						1						0						0	0
12/03671/FUL	Land Adj 1 Quarry View, Cound, Shrewsbury, Shropshire, SY5 6EL	18/02/2014	1	0	1						1						0						0	0

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13/00471/REM	Adj To 94 London Road, Shrewsbury	29/05/2013	1	0	1						1						0						0	0
13/00651/FUL	Ryton Grange, Longnor, Shrewsbury, Shropshire, SY5 7LW	28/02/2014	2	1	1						1						0						0	0
13/01024/FUL	Fitz Farm, Mytton, Shrewsbury, Shropshire, SY4 3AS	02/09/2015	4	0	4						4						0						0	0
13/01108/FUL	Land Adj Grafton House, Grafton, Shrewsbury, Shropshire	05/07/2016	3	0	3						3						0						0	0
13/02067/FUL	The Cock Inn, Hanwood, Shrewsbury, Shropshire, SY5 8LJ	10/09/2014	2	1	1						1						0						0	0
13/02861/FUL	Old Estate Yard, Sundorne Castle, Uffington, Shrewsbury	16/09/2013	1	0	1						1						0						0	0
13/03158/FUL	Bings Heath Farm, Bings Heath, Shrewsbury, SY4 4BZ	21/02/2014	1	0	1						1						0						0	0
13/03309/FUL	Old Bush Inn, 141 Abbey Foregate, Shrewsbury, SY2 6AP	26/01/2016	8	5	3						3						0						0	0
13/03463/FUL	Outbuildings Adjacent Oaks Cottages, The Oaks, Wrentall, Shrewsbury, Shropshire	07/04/2014	3	0	3						3						0						0	0
13/04318/FUL	St. Chads Farm, Nesscliffe, Shrewsbury, SY4 1DG	10/06/2016	2	0	2						2						0						0	0
13/04790/FUL	Bicton Hall, Bicton Lane, Bicton, Shrewsbury, SY3 8EU	24/04/2015	2	1	1						1						0						0	0
14/00412/FUL	Old Three Pigeons, Nesscliffe, Shrewsbury, SY4 1DB	16/06/2016	2	0	2						2						0						0	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						0	0
14/03166/FUL	Land At Ness Strange, Great Ness, Nesscliffe, Shropshire	24/09/2015	1	0	1						1						0						0	0
14/03858/FUL	Proposed Earth Sheltered Eco Dwelling At Hopton, Nesscliffe, Shrewsbury, Shropshire	02/07/2015	1	0	1						1						0						0	0
14/05563/FUL	8 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW	02/03/2015	1	0	1						1						0						0	0
15/00586/FUL	Boreatton Hall, Boreatton, Baschurch, Shrewsbury, Shropshire, SY4 2EP	01/07/2015	1	0	1						1						0						0	0
15/00636/FUL	Mytton Hall, Mytton, Shrewsbury, Shropshire, SY4 1EU	29/04/2015	1	0	1						1						0						0	0
15/01692/FUL	Rosedale, Wollaston, Shrewsbury, Shropshire, SY5 9DS	21/04/2016	0	0	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						0	0
15/04542/FUL	Land South West Of Longden Common, Shrewsbury, Shropshire	30/01/2017	1	0	1						1						0						0	0
15/04703/FUL	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	01/09/2016	3	0	3						3						0						0	0
15/04704/FUL	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	22/09/2016	2	0	2						2						0						0	0
15/04731/FUL	Land West Of 18 The Mount, Shrewsbury, Shropshire	23/06/2016	1	0	1						1						0						0	0
16/00670/REM	Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	26/05/2017	10	0	10						10						0						0	0
16/00714/FUL	Lower Trefnant Farm, Winnington, Halfway House, Shrewsbury, Shropshire, SY5 9DL	24/05/2017	2	0	2						2						0						0	0
16/00725/FUL	Mytton Mill, Forton Heath, Montford Bridge, Shrewsbury, SY4 1HA	28/02/2017	12	8	4						4						0						0	0

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16/01008/REM	Proposed Residential Development, East Of Welbatch Farm, Hookagate, Shrewsbury, Shropshire	03/06/2016	2	1	1						1						0						0	0
16/02361/REM	Land At Wilcott, Shrewsbury, Shropshire	01/11/2016	2	0	2						2						0						0	0
16/03221/FUL	Barns At Winnington Lodge Farm,, Winnington, Westbury, Shropshire	20/02/2017	2	0	2						2						0						0	0
16/03825/FUL	Oak Cottage, Hanwood Road, Shrewsbury, Shropshire, SY5 8NT	05/12/2016	2	1	1						1						0						0	0
16/04075/VAR	Wilcot House, Wilcott, Shrewsbury, Shropshire, SY4 1BJ	13/12/2013	1	0	1						1						0						0	0
16/04126/FUL	Barn At Walford House, Dorrington, Shrewsbury, Shropshire	24/11/2016	1	0	1						1						0						0	0
16/04232/REM	Proposed Dwelling West Of Ryton Villa Court, Little Ryton, Shrewsbury, Shropshire	31/10/2016	1	0	1						1						0						0	0
16/04328/FUL	Westside Workshops, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire, SY3 8HA	04/04/2017	2	1	1						1						0						0	0
16/05179/FUL	Land To The North Of Copthorne Road, Shrewsbury, Shropshire	05/05/2017	1	0	1						1						0						0	0
17/00282/FUL	Proposed Residential Development Land Adj Crosshills, Nesscliffe, Shrewsbury, Shropshire	27/06/2017	3	2	1						1						0						0	0
17/00324/FUL	39 St Johns Hill, Shrewsbury, Shropshire, SY1 1JQ	26/04/2017	3	0	3						3						0						0	0
17/01612/OUT	Land Between Preston Street & London Road, Shrewsbury, Shropshire	08/08/2018	353	300	53	53					53						0						0	0
17/01920/FUL	Proposed Dwelling To The South Of Stapleton, Shrewsbury, Shropshire	01/02/2018	1	0	1						1						0						0	0
17/02154/OUT	Land Adj Station Bungalow, Ford, Shrewsbury, Shropshire	06/04/2018	1	0	1						1						0						0	0
17/04223/FUL	Abbey Court, Abbey Foregate, Shrewsbury, SY2 6UA	03/11/2017	1	0	1						1						0						0	0
17/04760/FUL	68 Mardol, Shrewsbury, SY1 1PZ	09/02/2018	2	0	2						2						0						0	0
17/05459/REM	Proposed Dwelling Adj Laburnum Cottage, Wattlesborough, Shrewsbury, Shropshire	18/05/2018	1	0	1						1						0						0	0
17/05538/FUL	The Stew, Frankwell, Shrewsbury, Shropshire, SY3 8JR	14/08/2019	7	0	7						7						0						0	0
17/05544/FUL	Heath Farm, Heath Drive, Wattlesborough Heath, Shrewsbury, SY5 9DY	14/07/2020	1	0	1						1						0						0	0
17/05964/FUL	Land West Of Wingfield Cottage, Montford Bridge, Shrewsbury, Shropshire	26/03/2020	1	0	1						1						0						0	0
17/06149/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	16/04/2018	164	134	30	30					30						0						0	0
18/00251/FUL	Land Adj. Hawthorn Cottage, Longden, Shrewsbury, Shropshire	04/10/2018	2	0	2						2						0						0	0
18/00268/FUL	Former Railway Land Off Washford Road, Shrewsbury, SY3 9HR	12/06/2018	7	0	7						7						0						0	0
18/00287/FUL	Proposed Residential Development, Land To The North East Of Hookagate, Shrewsbury, Shropshire	26/07/2018	1	0	1						1						0						0	0
18/00294/FUL	Proposed Residential Development, Land To The North East Of Hookagate, Shrewsbury, Shropshire	26/07/2018	1	0	1						1						0						0	0
18/00658/FUL	Plot 2 South Of Quarry House, Hopton, Nesscliffe, Shrewsbury, Shropshire	12/04/2018	1	0	1						1						0						0	0

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18/00816/VAR	Vashlyn, Woodfield Road, Shrewsbury, Shropshire, SY3 8LU	14/05/2015	4	0	4						4						0						0	0
18/00892/FUL	Land Adj. 34 Dale Road, Shrewsbury, Shropshire, SY2 5TE	23/04/2018	2	1	1						1						0						0	0
18/01958/FUL	Rear Of 141 Abbey Foregate, Shrewsbury, Shropshire	13/11/2018	2	0	2						2						0						0	0
18/02045/REM	Development East Of Stoneycroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH	03/01/2018	1	0	1						1						0						0	0
18/02218/REM	Land West Of Hafod, Weston Lullingfield, Shropshire	11/09/2018	1	0	1						1						0						0	0
18/02392/OUT	Proposed Residential Development Land To The West Of Ellesmere Road, Shrewsbury, Shropshire	27/06/2019	36	0	36		20	16			36						0						0	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						0	0
18/03162/FUL	Barn North East Of Rossall Grange, Shrewsbury, Shropshire	26/10/2018	1	0	1						1						0						0	0
18/03967/REM	Land North Of Top Farm, Kinton, Shrewsbury, Shropshire	26/10/2018	1	0	1						1						0						0	0
18/03989/FUL	Proposed Barn Conversions At Betton Alkmere Farm, Betton Strange, Shrewsbury, Shropshire	22/01/2019	5	0	5						5						0						0	0
18/04315/REM	Development Plot, Sharpstones Lane, Bayston Hill, Shrewsbury, Shropshire	14/12/2018	1	0	1						1						0						0	0
18/04353/REM	Proposed Residential Development Land, Condoover, Shrewsbury, Shropshire	08/01/2020	4	0	4						4						0						0	0
18/04418/FUL	The Dairy, Rowton, Halfway House, Shrewsbury, Shropshire, SY5 9EP	07/02/2019	1	0	1						1						0						0	0
18/04421/FUL	Orchard Barns, Stapleton, Dorrington, Shrewsbury, Shropshire, SY5 7EJ	07/02/2019	1	0	1						1						0						0	0
18/04955/FUL	Merrington Grange, 9 - 10 Merrington, Shrewsbury, Shropshire, SY4 3QJ	11/01/2019	1	0	1						1						0						0	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						0	0
18/05094/FUL	16 Oak Tree Drive, Bayston Hill, Shrewsbury, SY3 0LP	13/02/2019	1	0	1						1						0						0	0
18/05346/FUL	Albion Hayes Farm, Bomere Heath, Shrewsbury, Shropshire, SY4 3PW	01/03/2019	1	0	1						1						0						0	0
18/05447/REM	Land Off Station Road, Baschurch, Shropshire	18/02/2020	52	18	34	25	9				34						0						0	0
19/00234/FUL	Yockleton Grange, Yockleton, Shrewsbury, Shropshire, SY5 9PQ	22/03/2019	16	0	16						16						0						0	0
19/00420/FUL	Land South West Of Brook Farm, Longden Common, Shrewsbury, Shropshire	17/09/2019	1	0	1						1						0						0	0
19/00529/FUL	The Maltings Salon, 92 St Michaels Street, Shrewsbury, Shropshire, SY1 2HA	03/04/2019	1	0	1						1						0						0	0
19/00816/FUL	The Old Lodge, Pulverbatch, Shrewsbury, Shropshire, SY5 0TR	02/07/2019	0	0	0						0						0						0	0
19/01013/FUL	Mulberry House, Great Ryton, Shrewsbury, Shropshire, SY5 7LW	02/10/2019	2	1	1						1						0						0	0
19/01060/FUL	Land SW Of Millrace Cottage, Longmeadow Drive, Shrewsbury, Shropshire	01/05/2019	1	0	1						1						0						0	0

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19/01067/FUL	Upper Eyton Farm, Alberbury, Shrewsbury, Shropshire, SY5 9AB	09/08/2019	4	1	3						3						0						0	0
19/01162/FUL	19 Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	11/07/2019	1	0	1						1						0						0	0
19/01288/REM	Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ	14/06/2019	150	82	68	50	18				68						0						0	0
19/01326/FUL	11 St Marys Place, Shrewsbury, Shropshire, SY1 1DZ	23/05/2019	1	0	1						1						0						0	0
19/01463/REM	4 Felton Butler Cottages, Nesscliffe, Shrewsbury, Shropshire, SY4 1AS	12/07/2021	1	0	1						1						0						0	0
19/01790/FUL	First Floor 3 Market Street, Shrewsbury, Shropshire, SY1 1LE	05/06/2019	1	0	1						1						0						0	0
19/02052/FUL	36 Wyle Cop, Shrewsbury, Shropshire, SY1 1XF	11/09/2019	2	0	2						2						0						0	0
19/02558/REM	Proposed Residential Development Land To The South Of Annscroft, Shrewsbury, Shropshire	02/08/2019	3	0	3						3						0						0	0
19/02615/FUL	Proposed Barn Conversions At Bulthy Hill Farm, Middletown, Welshpool, Shropshire	28/01/2020	2	0	2						2						0						0	0
19/02720/FUL	Proposed Residential Development Land To The East Of Passey Close, Shrewsbury, Shropshire	26/03/2021	12	0	12						12						0						0	0
19/02852/FUL	Warehouses At Coton Farm, Brompton, Cross Houses, Shrewsbury, Shropshire, SY5 6LF	11/10/2019	3	0	3						3						0						0	0
19/02898/FUL	Land To The Rear Of 239 Wenlock Road, Shrewsbury, Shropshire	30/08/2019	1	0	1						1						0						0	0
19/02903/REM	Proposed Dwelling West Of Yew Tree Cottage, Valeswood, Little Ness, Shropshire	28/10/2019	1	0	1						1						0						0	0
19/02919/REM	Stoney Lee, Ford Heath, Shrewsbury, Shropshire, SY5 9GQ	23/08/2019	0	0	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						0	0
19/03199/FUL	Sabrina Yard, Longden Coleham, Shrewsbury, Shropshire, SY3 7EL	27/09/2019	1	0	1						1						0						0	0
19/03292/FUL	The Belvidere, Crowmere Road, Shrewsbury, SY2 5LA	25/09/2019	7	0	7						7						0						0	0
19/03485/REM	New Dwelling Plot 1 At Hunkington Nurseries, Walford Heath, Shrewsbury, Shropshire	19/09/2019	1	0	1						1						0						0	0
19/03487/REM	New Dwelling Plot 2 At Hunkington Nurseries, Walford Heath, Shrewsbury, Shropshire, SY4 2HT	19/09/2019	1	0	1						1						0						0	0
19/03506/OUT	Proposed Dwelling To The North Of 65 White House Gardens, Shrewsbury, Shropshire	17/10/2019	1	0	1						1						0						0	0
19/03521/REM	Proposed Dwelling South Of The Firs, Exfords Green, Shrewsbury, Shropshire	17/11/2020	1	0	1						1						0						0	0
19/03531/REM	Land North Of The Red Lion, Longden Common, Shrewsbury, Shropshire	21/11/2019	2	1	1						1						0						0	0
19/03534/FUL	Barns South Of The Lees Farm, Walcot, Shropshire	14/02/2020	7	0	7						7						0						0	0
19/03923/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
19/03935/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1						0						0	0
19/03936/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1						0						0	0
19/04148/FUL	Stable North Of The Hollies, Weston Lullingfields, Shropshire	15/05/2020	1	0	1						1						0						0	0
19/04202/OUT	Lord Hill Hotel, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	07/09/2021	10	0	10						10						0						0	0
19/04237/FUL	The Anchor Inn, Gloucester Road, Shrewsbury, Shropshire, SY1 3PR	22/05/2020	12	0	12						12						0						0	0
19/04460/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	05/03/2020	175	147	28	28					28						0						0	0
19/04553/FUL	Barn West Of East Grove Farm, Isle Lane, Bicton, Shropshire	09/12/2019	1	0	1						1						0						0	0
19/04746/REM	Proposed Dwelling Adjacent The Hawthorns, Oteley Road, Shrewsbury, Shropshire	29/01/2020	1	0	1						1						0						0	0
19/04863/FUL	Proposed Barn Conversion East Of Holly Cottages, Rowton, Halfway House, Shropshire	21/02/2020	1	0	1						1						0						0	0
19/04907/OUT	Proposed Dwelling East Of Stapleton Cottage, Stapleton, Shrewsbury, Shropshire	05/10/2020	1	0	1						1						0						0	0
19/04934/FUL	Proposed Dwelling Opposite The Smithy, Garmston, Shrewsbury, Shropshire	20/11/2020	1	0	1						1						0						0	0
19/05026/FUL	Kempsfield, Primrose Drive, Shrewsbury, SY3 7TP	03/07/2020	1	0	1						1						0						0	0
19/05417/OUT	Workshop Adjacent Glencoe, Walford Heath, Shrewsbury, Shropshire, SY4 3AZ	18/03/2020	1	0	1						1						0						0	0
19/05448/FUL	Land SW Of Long Meadow 127B, Longmeadow Drive, Shrewsbury, Shropshire	19/10/2020	1	0	1						1						0						0	0
19/05470/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	16/04/2020	162	151	11	11	0	0			11						0						0	0
19/05564/REM	Land Between Preston Street & London Road, Shrewsbury, Shropshire	30/06/2020	247	0	247	37	90	90	30		247						0						0	0
20/00605/FUL	Land At High Sett, Plex Lane, Albrighton, Shrewsbury, Shropshire	07/04/2020	1	0	1						1						0						0	0
20/00692/FUL	Land North West Of Westley House Farm, Horsebridge, Minsterley, Shropshire	07/10/2020	1	0	1						1						0						0	0
20/00701/FUL	Land South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	02/04/2020	1	0	1						1						0						0	0
20/00758/FUL	Wallop Hall, Westbury, Shrewsbury, Shropshire	08/07/2020	1	0	1						1						0						0	0
20/01176/OUT	6 Merrington, Bomere Heath, Shrewsbury, Shropshire, SY4 3QE	04/08/2020	0	0	0						0						0						0	0
20/01341/FUL	1 Weir Road, Hanwood, Shrewsbury, SY5 8JZ	30/06/2020	1	0	1						1						0						0	0
20/01439/FUL	Villa Farm, Withington, Shrewsbury, Shropshire, SY4 4PU	04/09/2020	1	0	1						1						0						0	0
20/01613/FUL	6 Market Street, Shrewsbury, SY1 1LE	16/06/2020	1	0	1						1						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Post Local Plan Period
20/01957/FUL	Development Land At Churncote Off Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	01/03/2022	340	24	316	60	60	60	60	60	300	16					16						0	0
20/02326/FUL	Lime Tree Yard, New Park Road, Shrewsbury, Shropshire, SY1 2RS	03/03/2021	9	0	9						9						0						0	0
20/02811/FUL	Proposed Conversion Of Outbuilding At Meole Brace Hall, Church Road, Shrewsbury, Shropshire	09/11/2021	1	0	1						1						0						0	0
20/03119/FUL	Proposed Dwelling North Of 31 Underdale Road, Shrewsbury, Shropshire	04/02/2021	1	0	1						1						0						0	0
20/03353/FUL	Proposed Barn Conversions At Ensdon, Montford Bridge, Shrewsbury, Shropshire	07/12/2020	2	0	2						2						0						0	0
20/03358/FUL	Proposed Residential Development Land West Of Ye Old Farm, Stapleton, Shrewsbury, Shropshire	12/07/2021	3	0	3						3						0						0	0
20/03486/FUL	Dunstone, Dorrington, Shrewsbury, Shropshire, SY5 7LJ	18/03/2021	1	0	1						1						0						0	0
20/03970/FUL	Proposed Dwelling South Of 55 Longden Road, Shrewsbury, Shropshire	21/12/2020	1	0	1						1						0						0	0
20/03996/FUL	Land On The West Side Of St Michaels Street, Shrewsbury	26/11/2020	5	0	5						5						0						0	0
20/04199/FUL	60 Wyle Cop, Shrewsbury, SY1 1UX	25/02/2021	2	0	2						2						0						0	0
20/04541/FUL	Land South Of Holyhead Road, Bicton, Shrewsbury, Shropshire	01/03/2021	54	0	54		54				54						0						0	0
20/04750/FUL	Proposed Barn Conversion East Of The Willows, Halfway House, Shrewsbury, Shropshire	21/01/2022	1	0	1						1						0						0	0
20/04783/FUL	Proposed Exception Site Dwelling To The West Of Exfords Green, Shrewsbury, Shropshire	30/03/2022	1	0	1						1						0						0	0
20/04936/FUL	Rose Cottage, Holyhead Road, Montford, Shrewsbury, SY4 1AU	14/05/2021	0	0	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						0	0
20/05065/OUT	Flax Mill, Spring Gardens, Shrewsbury, Shropshire	10/05/2021	120	0	120				38	38	76	38	6				44						0	0
20/05286/FUL	Spring Cottage, Lyth Hill, Shrewsbury, SY3 0BS	03/08/2021	0	0	0						0						0						0	0
20/05309/FUL	1 Glenburn Gardens, Shrewsbury, SY2 5SY	23/03/2021	4	0	4						4						0						0	0
21/00004/FUL	7 High Street, Shrewsbury, SY1 1SP	08/04/2021	1	0	1						1						0						0	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						0	0
21/00451/FUL	Proposed Residential Barn Conversion At Berriewood Farm, Berriewood Lane, Condoover, Shrewsbury, Shropshire	06/12/2021	1	0	1						1						0						0	0
21/00475/OUT	Former Bowling Green, Ford, Shrewsbury, Shropshire	27/04/2022	2	0	2						2						0						0	0
21/00528/REM	Proposed Dwelling North West Of Court Farm, Stapleton, Shrewsbury, Shropshire	30/03/2021	1	0	1						1						0						0	0
21/00666/FUL	Shropshire Stone & Granite, Station Road, Baschurch, Shrewsbury, SY4 2BQ	14/10/2021	34	24	10						10						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
21/00711/FUL	Proposed Dwelling West Of Yew Tree Cottage, Valeswood, Little Ness, Shropshire	26/04/2021	1	0	1						1						0						0	0
21/00841/FUL	Proposed Residential Barn Conversions At Wolfshead Farm, Nesscliffe, Shrewsbury, Shropshire	29/10/2021	4	0	4						4						0						0	0
21/00875/REM	Proposed Dwelling To The East Of Mount Pleasant Road, Shrewsbury, Shropshire	08/04/2021	1	0	1						1						0						0	0
21/01030/FUL	Bicton Heath House, Knowsley Drive, Bicton Heath, Shrewsbury, SY3 5DH	22/10/2021	3	0	3						3						0						0	0
21/01078/FUL	Land At Shrewsbury School, Ashton Road, Shrewsbury, SY3 7BA	10/08/2021	3	0	3						3						0						0	0
21/01150/FUL	Proposed Residential Development Land, Condover, Shrewsbury, Shropshire	09/06/2021	1	0	1						1						0						0	0
21/01345/FUL	Barn At Bicton House, Holyhead Road, Bicton, Shrewsbury, Shropshire	06/10/2021	3	0	3						3						0						0	0
21/01463/FUL	Proposed Dwelling At Cheshire Court, Old Coleham, Shrewsbury, Shropshire	06/05/2022	1	0	1						1						0						0	0
21/01540/FUL	6 Shoplatch, Shrewsbury, SY1 1HF	16/09/2021	2	0	2						2						0						0	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						0	0
21/01700/FUL	Proposed Dwelling North Of 3 Pyepit Cottages, Condover, Shrewsbury, Shropshire	08/06/2021	1	0	1						1						0						0	0
21/02086/FUL	Proposed Dwelling North East Of Vine Cottage, Uffington, Shrewsbury, Shropshire	08/07/2021	1	0	1						1						0						0	0
21/02161/FUL	Lord Hill Hotel, Abbey Foregate, Shrewsbury, SY2 6AX	23/06/2021	3	0	3						3						0						0	0
21/02213/FUL	Proposed Dwelling To The South Of Fitz, Shrewsbury, Shropshire	13/07/2022	1	0	1						1						0						0	0
21/02363/FUL	Chronicle House, Chester Street, Shrewsbury, SY1 2DJ	05/07/2021	1	0	1						1						0						0	0
21/02395/FUL	Proposed Residential Barn Conversions East Of Allfield Farm, Condover, Shrewsbury, Shropshire	12/10/2021	5	0	5						5						0						0	0
21/02429/FUL	Proposed Dwelling West Of Blythe Cottage, Shelton Lane, Shrewsbury, Shropshire	21/12/2021	1	0	1						1						0						0	0
21/02563/OUT	Proposed Residential Development Land East Of The Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	08/07/2022	2	0	2						2						0						0	0
21/02747/FUL	Priory Lodge, Priory Road, Shrewsbury, SY1 1RU	30/09/2021	1	0	1						1						0						0	0
21/02839/FUL	1 And 2 Sheinwood Farm, Sheinton Road, Shrewsbury, Shropshire, TF13 6NR	14/10/2022	2	0	2						2						0						0	0
21/03024/FUL	Land South Of Millrace Cottage, Longmeadow Drive, Shrewsbury, Shropshire	10/08/2021	1	0	1						1						0						0	0
21/03108/FUL	Land North Of B4397, Baschurch, Shropshire	21/11/2022	20	0	20						20						0						0	0
21/03378/REM	Proposed Care Home, Shillingston Drive, Berwick Grange, Shrewsbury, Shropshire	21/03/2022	38	0	38						38						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
21/03387/FUL	Proposed Dwelling North East Of 109 Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire	24/11/2021	1	0	1						1						0						0	0
21/03434/FUL	Richmond House, Rutland, Shrewsbury, Shropshire, SY1 3QG	05/11/2021	12	0	12						12						0						0	0
21/03442/REM	Proposed Dwelling North East Of Waters Edge, Mill Road, Meole Brace, Shrewsbury, Shropshire	28/09/2021	1	0	1						1						0						0	0
21/03455/FUL	Proposed Dwelling West Of 1 Caradoc View, Hanwood, Shrewsbury, Shropshire	02/12/2021	1	0	1						1						0						0	0
21/03474/FUL	Hawthorn Nursery, Longden, Shrewsbury, Shropshire, SY5 8HF	26/11/2021	2	0	2						2						0						0	0
21/03488/FUL	8 The Hawthorns, Shrewsbury, SY3 7NA	05/10/2021	1	0	1						1						0						0	0
21/03492/FUL	Proposed Dwelling Adj Reservoir, Shrawardine, Shrewsbury, Shropshire	18/05/2022	1	0	1						1						0						0	0
21/03493/FUL	Milestone Garden Ornaments, Alberbury, Shrewsbury, Shropshire, SY5 9AD	19/10/2021	2	0	2						2						0						0	0
21/03523/FUL	Channing House, Holywell Street, Shrewsbury, SY2 5DB	11/01/2022	1	0	1						1						0						0	0
21/03843/FUL	Garmston Barn, Garmston, Easton Constantine, Shrewsbury, Shropshire, SY5 6RL	09/12/2021	1	0	1						1						0						0	0
21/03849/FUL	Proposed Residential Development Adj Harry Hotspur, Harlescott Lane, Shrewsbury, Shropshire	19/12/2021	6	0	6						6						0						0	0
21/03954/FUL	Hartlands Rest Home, Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	01/11/2021	6	0	6						6						0						0	0
21/04014/FUL	Proposed Dwelling Adjacent 36 Alexandra Avenue, Shrewsbury, Shropshire	27/10/2021	1	0	1						1						0						0	0
21/04188/FUL	Brook Barn, Stapleton, Dorrington, Shrewsbury, Shropshire, SY5 7EJ	05/07/2022	1	0	1						1						0						0	0
21/04211/FUL	Greenacres Rural Training Centre, Fenemere Lane, Fenemere, Baschurch, SY4 2JA	16/09/2022	8	0	8						8						0						0	0
21/04215/FUL	Greenacres Rural Training Centre, Fenemere, Baschurch, Shrewsbury, Shropshire, SY4 2JA	18/01/2022	2	0	2						2						0						0	0
21/04303/OUT	Proposed Dwelling North Of 13 Brunel Way, Shrewsbury, Shropshire	02/12/2021	1	0	1						1						0						0	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						0	0
21/04577/FUL	Site Of Radbrook College, Radbrook Road, Shrewsbury, Shropshire, SY3 9BJ	13/01/2023	26	0	26						26						0						0	0
21/05010/FUL	Land West Of Orchard Lane, Hanwood, Shrewsbury, Shropshire	28/01/2022	1	0	1						1						0						0	0
21/05138/FUL	Land South Of Mytton, Shrewsbury, Shropshire	21/12/2021	2	1	1						1						0						0	0
21/05141/FUL	Proposed Dwelling South Of 45 Old Coleham, Shrewsbury, Shropshire	23/02/2022	1	0	1						1						0						0	0
21/05233/FUL	Proposed Residential Development At Holyhead Road, Nesscliffe, Shrewsbury, Shropshire	23/12/2021	1	0	1						1						0						0	0

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21/05674/FUL	Oakfield, Great Ness, Shrewsbury, Shropshire, SY4 2LB	14/02/2022	0	0	0						0						0						0	0
21/05743/OUT	Land Off Ellesmere Road, Hencote, Shrewsbury, Shropshire	02/03/2023	206	0	206			206			206						0						0	0
21/05819/FUL	68 Mardol, Shrewsbury, SY1 1PZ	04/02/2022	1	0	1						1						0						0	0
21/05900/FUL	Land At Manor Farm, Preston Gubbals, Shrewsbury, Shropshire	19/08/2022	0	0	0												0						0	0
21/05981/FUL	Proposed Residential Development Site North Of, London Road, Shrewsbury, Shropshire	10/10/2022	134	0	134		38	38	38	20	134						0						0	0
21/05996/FUL	Meadowsweet, Post Office Lane, Hanwood, Shrewsbury, SY5 8LR	20/07/2022	0	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						0	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						0	0
22/00227/FUL	Church House Barn, Church House Farm, Little Ness, Shrewsbury, Shropshire, SY4 2LG	26/04/2022	1	0	1						1						0						0	0
22/00364/FUL	Proposed Residential Barn Conversions East Of Atcham Grange, Atcham, Shrewsbury, Shropshire	08/06/2022	5	0	5						5						0						0	0
22/00509/FUL	Fitz Farm, Fitz, Shrewsbury, Shropshire	04/10/2022	2	0	2						2						0						0	0
22/00592/FUL	8 And 9 Grafton, Shrewsbury, Shropshire, SY4 1HJ	09/05/2022	2	0	2						2						0						0	0
22/01008/FUL	Proposed Exception Site Dwellings To The South Of, Little Ness, Shrewsbury, Shropshire	31/08/2022	1	0	1						1						0						0	0
22/01044/FUL	Site Of The Cygnets, Hookagate, Shrewsbury, Shropshire	17/05/2022	8	0	8						8						0						0	0
22/01121/FUL	32-34 , Castle Street, Shrewsbury, Shropshire, SY1 2BQ	03/05/2022	2	0	2						2						0						0	0
22/01275/FUL	Abbey Court Guest House, 134 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AU	10/05/2022	3	0	3						3						0						0	0
22/01293/REM	Land South Of Mytton, Mytton, Shrewsbury, Shropshire	25/05/2022	3	0	3						3						0						0	0
22/01427/REM	Proposed Residential Development Land To The North Of Betley Lane, Bayston Hill, Shrewsbury, Shropshire	12/05/2022	2	0	2						2						0						0	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						0	0
22/01647/FUL	Proposed Conversion Of Outbuilding West Of Churton House, Church Pulverbatch, Shrewsbury, Shropshire	07/06/2022	1	0	1						1						0						0	0
22/01867/REM	Development Land To The South Of Oteley Road, Shrewsbury, Shropshire	25/08/2022	35	0	35		35				35						0						0	0
22/02070/FUL	4 Claremont Bank, Shrewsbury, Shropshire, SY1 1RS	11/07/2022	1	0	1						1						0						0	0
22/02138/FUL	8B College Hill, Shrewsbury, Shropshire, SY1 1LZ	16/12/2022	1	0	1						1						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period
22/02193/FUL	Proposed Dwelling To The North East Of Rowley, Westbury, Shropshire	06/09/2022	1	0	1						1						0						0	0
22/02211/FUL	3 Mardol, Shrewsbury, Shropshire, SY1 1PY	22/08/2022	4	0	4						4						0						0	0
22/02361/FUL	Stoneybank, Weir Road, Hanwood, Shrewsbury, SY5 8LA	13/07/2022	0	0	0						0						0						0	0
22/02378/COU	14 Dogpole, Shrewsbury, Shropshire, SY1 1EN	09/08/2022	1	0	1						1						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						0	0
22/02517/FUL	Site Of Oakland County Primary School, Glebe Road, Bayston Hill, Shrewsbury, Shropshire	28/03/2023	23	0	23						23						0						0	0
22/02533/FUL	Former Public Conveniences, St Julians Friars, Shrewsbury, Shropshire	11/11/2022	1	0	1						1						0						0	0
22/02883/FUL	41B Wyle Cop, Shrewsbury, Shropshire, SY1 1XF	05/12/2022	-1	0	-1						-1						0						0	0
22/02909/FUL	Former F W Thornton, 55 - 57 Wyle Cop, Shrewsbury, Shropshire, SY1 1XJ	26/01/2023	8	0	8						8						0						0	0
22/03073/FUL	Land South Of Old Heath, Shrewsbury, Shropshire	31/08/2022	1	0	1						1						0						0	0
22/03277/FUL	South of 27 Harlescott Crescent, Shrewsbury, SY1 3AU	01/09/2022	1	0	1						1						0						0	0
22/03350/FUL	Mulberry House/Springfield House, Lower Common, Longden, Shropshire, SY5 8HB	02/02/2023	2	0	2						2						0						0	0
22/03373/FUL	Swift Water, Lower Fold, The Fold, Dorrington, Shrewsbury, Shropshire, SY5 7JD	29/11/2022	1	0	1						1						0						0	0
22/03478/FUL	16 Shrewsbury Road, Bomere Heath, Shrewsbury, Shropshire, SY4 3PD	29/09/2022	1	0	1						1						0						0	0
22/03509/FUL	Proposed Dwelling North Of Royal Oak, Pitchford Road, Condover, Shrewsbury, Shropshire	07/10/2022	1	0	1						1						0						0	0
22/03582/FUL	3 High Street, Shrewsbury, Shropshire, SY1 1SP	27/09/2022	1	0	1						1						0						0	0
22/03693/FUL	Proposed Residential Development Land North Of Site Of 1, Glenburn Gardens, Shrewsbury, Shropshire	11/11/2022	2	0	2						2						0						0	0
22/03752/FUL	Land Adjacent To Melville House, Station Road, Baschurch, Shropshire	23/03/2023	48	0	48						48						0						0	0
22/03933/FUL	Land To Rear Of Number 155 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	31/10/2022	3	0	3						3						0						0	0
22/03957/FUL	Proposed Conversion Of Agricultural Building NW Of Wood Farm, Westbury, Shrewsbury, Shropshire	01/11/2022	1	0	1						1						0						0	0
22/04248/FUL	Wysteria Lane, 12 Dogpole, Shrewsbury, Shropshire, SY1 1EN	22/11/2022	1	0	1						1						0						0	0
22/04283/FUL	Proposed Dwelling West Of 18, The Mount, Shrewsbury, Shropshire	16/11/2022	1	0	1						1						0						0	0
22/04331/REM	Proposed Development Land To The South Of Meole Brace Retail Park, Shrewsbury, Shropshire	13/02/2023	150	0	150	38	57	55			150						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Post Local Plan Period
22/04356/FUL	Proposed Grooms Accommodation At Longner Hall, Uffington, Shrewsbury, Shropshire	29/11/2022	1	0	1						1						0						0	0
22/04636/FUL	Barns To The North East Of Manor Farm, Preston Gubbals, Shrewsbury, Shropshire	27/01/2023	1	0	1						1						0						0	0
22/04728/FUL	Fenemere Lane Farm, Fenemere, Baschurch, Shrewsbury, Shropshire, SY4 2JB,	07/02/2023	0	0	0						0						0						0	0
22/04892/FUL	Tythe House Farm, Ford Heath, Shrewsbury, Shropshire, SY5 9GD	27/02/2023	1	0	1						1						0						0	0
22/04923/FUL	23 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LN	23/12/2022	2	0	2						2						0						0	0
22/04981/FUL	62 Longden Road, Shrewsbury, Shropshire, SY3 7HG	21/12/2022	2	0	2						2						0						0	0
22/05020/FUL	Land Adj Brewery House, Longden Coleham, Shrewsbury, Shropshire	03/01/2023	1	0	1						1						0						0	0
22/05153/OUT	Phase 2 Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	12/09/2023	6	0	6						6						0						0	0
22/05266/COU	Golden Cross Hotel , 14 Princess Street, Shrewsbury, Shropshire, SY1 1LP	11/01/2023	1	0	1						1						0						0	0
22/05291/FUL	Gables Farm, Uffington, Shrewsbury, Shropshire, SY4 4SE	17/01/2023	1	0	1						1						0						0	0
22/05535/FUL	Stanwardine Hall, Stanwardine In The Wood, Cockshutt, Shropshire, SY12 0JL	03/03/2023	1	0	1						1						0						0	0
22/05537/FUL	Proposed Dwelling To The East Of, Upper Road, Shrewsbury, Shropshire	06/02/2023	1	0	1						1						0						0	0
22/05575/FUL	Proposed Dwelling On Land To The Rear Of, 239 Wenlock Road, Shrewsbury, Shropshire	08/02/2023	1	0	1						1						0						0	0
22/05603/FUL	17 Honeysuckle Row, Shrewsbury, Shropshire, SY3 7TW	08/03/2023	0	0	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						0	0
SA/06/1793/F	Land R/O 57 Port Hill Road, Shrewsbury	29/03/2007	4	0	4						4						0						0	0
SA/07/1307/F	The Coach House, Wilcot Hall, Wilcot, Shrewsbury	27/11/2007	2	0	2						2						0						0	0
SA/08/0330/F	5, 6 & 7 St Austins Street, Shrewsbury	23/05/2008	7	0	7						7						0						0	0
SA/08/1520/F	Marche Manor, Marche Lane, Halfway House, Shrewsbury	26/06/2009	7	0	7						7						0						0	0
SA/08/1570/F	New Bungalow, Charlton Hill Farm, Wroxeter, Shrewsbury, Sy5 6Ps	27/02/2009	2	1	1						1						0						0	0
SA/09/0171/F	Dorrington Grove, Leebotwood, Church Stretton	26/06/2009	1	0	1						1						0						0	0
09/01981/FUL	Common Wood Farm, Common Wood, Wem, Shrewsbury	18/12/2009	3	0	3						3						0						0	0
09/03968/FUL	Moston Grange, Moston, Stanton, Shrewsbury	23/02/2010	4	0	4						4						0						0	0
10/01997/FUL	Grafton Farm, Loppington, Shrewsbury	26/05/2011	3	1	2						2						0						0	0
11/03525/FUL	Firdene, Ellesmere Road, Harmer Hill, Shrewsbury	16/12/2011	5	1	4						4						0						0	0
14/05192/REM	Jubilee Cottage, Jubilee Street, Clive, Shrewsbury, Shropshire, SY4 3JZ	25/02/2015	2	0	2						2						0						0	0

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16/02772/FUL	Land To The South Of Drayton Road, Shawbury, Shropshire	12/09/2016	1	0	1						1						0						0	0
16/03150/FUL	Outbuildings At The Rookery, Northwood, Shrewsbury, Shropshire	25/04/2017	2	0	2						2						0						0	0
17/04308/FUL	Proposed Dwelling Adjacent Riverside, Mill Street, Wem, Shropshire	02/11/2017	1	0	1						1						0						0	0
18/00824/FUL	Shawbury Park, Shawbury, Shropshire	03/09/2018	4	0	4						4						0						0	0
19/01128/FUL	Proposed Dwelling Opposite Browns Of Wem, Pool Head, Wem, Shropshire	14/05/2019	1	0	1						1						0						0	0
19/05452/FUL	Mossley Well Farm, Whixall, Whitchurch, Shropshire, SY13 2SA	28/05/2020	1	0	1						1						0						0	0
20/00902/FUL	North Of Woodmill Farm, Platt Lane, Ellerdine, Shropshire	23/04/2020	2	0	2						2						0						0	0
20/01054/OUT	Land West Of Lowe Hill Road, Wem, Shropshire	28/01/2022	100	0	100			25	25	25	75	25					25						0	0
20/01876/FUL	Burlton Grange, Burlton, Shrewsbury, Shropshire, SY4 5SX	24/02/2022	7	0	7						7						0						0	0
20/02120/FUL	Preston Farm, Preston Brockhurst, Shrewsbury, Shropshire, SY4 5QA	17/12/2020	4	0	4						4						0						0	0
20/02123/FUL	Proposed Barn Conversions North Of Bridleway Gate Farm, Preston Brockhurst, Shrewsbury, Shropshire	19/04/2021	5	0	5						5						0						0	0
20/02393/REM	Land At Sleaf, Harmer Hill, Shropshire	09/12/2020	1	0	1						1						0						0	0
20/03017/FUL	Land South The Little Wickett, Rye Bank, Wem, Shropshire	08/11/2021	1	0	1						1						0						0	0
20/03356/FUL	High Hatton Social Club, High Hatton, Shrewsbury, Shropshire	23/09/2020	1	0	1						1						0						0	0
20/03624/FUL	Woodland Farm, Wytheford Road, Shawbury, Shrewsbury, Shropshire, SY4 4JQ	15/09/2021	1	0	1						1						0						0	0
20/03921/FUL	The Hazles, Hazles Road, Shawbury, SY4 4HE	19/10/2021	1	0	1						1						0						0	0
20/04152/FUL	Proposed Barn Conversion At Bank Farm, Muckleton, Telford, Shropshire	14/01/2021	1	0	1						1						0						0	0
20/04246/FUL	Heath Farm House, Painsbrook Lane, Hadnall, SY4 4BB	01/03/2021	0	0	0						0						0						0	0
21/01284/FUL	Proposed Dwelling To The South Of Shotton Lane, Harmer Hill, Shropshire	28/05/2021	1	0	1						1						0						0	0
21/02184/FUL	19 - 21 High Street, Wem, Shropshire, SY4 5DG	24/06/2021	1	0	1						1						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						0	0
21/02645/FUL	Proposed Residential Barn Conversion At Whixall Hall, Whixall, Shropshire	23/02/2022	2	0	2						2						0						0	0
21/02883/FUL	Wor-Yam, Fir Tree Lane, Wem, SY4 5EU	26/08/2021	0	0	0						0						0						0	0
21/03070/FUL	Greystones, Butlers Bank, Shawbury, Shrewsbury, Shropshire, SY4 4HG	26/10/2022	2	0	2						2						0						0	0
21/04520/FUL	Land At Aston, Aston Village, Aston, Wem, SY4 5JH	24/03/2022	1	0	1						1						0						0	0
21/04697/FUL	Barn Adj. To Evenwood, 10 Lacon Holdings, Soulton Road, Soulton, Wem, Shropshire	24/11/2021	1	0	1						1						0						0	0

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Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Post Local Plan Period
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						0	0
22/00805/FUL	Land East Of Rack Lane Garage, Rack Lane, Whixall, Shropshire	06/10/2022	2	0	2						2						0						0	0
22/01334/FUL	Barns At Booley House, Booley, Stanton Upon Hine Heath, Shropshire	18/11/2022	5	0	5						5						0						0	0
22/02398/FUL	Land East Of New Street, Wem, Shropshire	13/07/2022	1	0	1						1						0						0	0
22/02557/FUL	Development Land Adjacent 122 Church Street, Shawbury, Shropshire	23/08/2022	2	0	2						2						0						0	0
22/03199/FUL	Horton Farm, Horton, Wem, Shrewsbury, Shropshire, SY4 5ND	16/01/2023	2	0	2						2						0						0	0
22/04033/FUL	The Chalet, Lee Brockhurst, Shrewsbury, Shropshire, SY4 5SA	21/11/2022	0	0	0						0						0						0	0
22/04243/FUL	Annexe At Sowbath Barn, Moreton Mill, Shawbury, Shrewsbury, Shropshire, SY4 4ES	26/10/2022	1	0	1						1						0						0	0
22/05030/FUL	Coed Hill, Aston Road, Wem, Shrewsbury, Shropshire, SY4 5JD	12/01/2023	2	0	2						2						0						0	0
NS/05/00423/FUL	Northwood Farm, Northwood, Wem, Shrewsbury	10/05/2005	3	0	3						3						0						0	0
NS/07/01589/FUL	Barn At Hazels Road, Stanton Upon Hine Heath, Shropshire	03/10/2007	1	0	1						1						0						0	0
NS/07/02302/FUL	Coton House Farm, Station Road, Prees, Whitchurch	31/01/2008	5	0	5						5						0						0	0
NS/08/00160/FUL	Manor Farm, Lee Brockhurst, Shrewsbury	29/07/2011	6	4	2						2						0						0	0
NS/08/01981/FUL	Myrtle Villa, New Street, Wem, Shrewsbury	07/01/2009	3	0	3						3						0						0	0
22/01114/FUL	Saracens, Shrewsbury Road, Hadnall, Shrewsbury, Shropshire, SY4 4AG	10/06/2022	0	0	0						0						0						0	0
10/02454/FUL	Yew Tree Cottage, Church Lane, Ash, Whitchurch	04/08/2010	0	0	0						0						0						0	0
10/04536/FUL	Land Adj. 8 Calverhall, Whitchurch, SY13 4PE	08/12/2010	1	0	1						1						0						0	0
10/05259/FUL	Tilstock Hall, Tilstock, Whitchurch, SY13 3NR	04/04/2011	7	1	6						6						0						0	0
10/05416/FUL	Sandford House, Tilstock Park, Whitchurch	01/11/2011	4	0	4						4						0						0	0
11/00369/FUL	Oxhaven, Burleydam, Ightfield, Whitchurch, SY13 4BW	06/09/2011	2	0	2						2						0						0	0
11/05484/FUL	Land Adj Wood View, Lacon Street, Prees, Whitchurch	24/05/2012	2	1	1						1						0						0	0
12/00059/FUL	Barns At Oaklands Farm, Weston Under Redcastle, Shrewsbury	23/04/2013	4	0	4						4						0						0	0
12/03592/REM	Oxhaven, Burleydam, Ightfield, Whitchurch, SY13 4BW	15/10/2012	2	0	2						2						0						0	0
12/03618/FUL	Barns At Broughall House Farm, Ash Road, Whitchurch	12/02/2013	3	1	2						2						0						0	0
14/03664/FUL	Proposed Residential Development South Of The Gables Farm, Calverhall Road, Ightfield, Shropshire	24/05/2019	9	0	9						9						0						0	0
15/05307/REM	Gro Continental Ltd, Heathwood Road, Higher Heath, Whitchurch	06/01/2017	115	17	98	7	10	10	10	10	47	10	10	10	10	10	50	1					1	0
16/00749/REM	Land Adjacent To Heathfields, Golf House Lane, Prees Heath, Shropshire	07/06/2016	2	1	1						1						0						0	0

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16/02933/FUL	Proposed Dwelling West Of The Spinney, Heathwood Road, Higher Heath, Whitchurch, Shropshire	22/09/2016	1	0	1						1						0						0	0
16/02938/FUL	Proposed Dwelling Adjacent 14 Chester Avenue, Whitchurch, Shropshire	08/03/2017	1	0	1						1						0						0	0
16/03186/FUL	Proposed Residential Development North Of Chester Road, Whitchurch, Shropshire	24/01/2017	2	1	1						1						0						0	0
16/04460/FUL	5 Mill Street, Whitchurch, Shropshire, SY13 1SE	14/12/2018	7	0	7						7						0						0	0
16/04830/FUL	First Floor, 16 Station Road, Whitchurch, Shropshire, SY13 1RF	01/12/2016	1	0	1						1						0						0	0
17/00489/FUL	Herald Printers, Newtown, Whitchurch, SY13 1BH	06/06/2017	6	0	6						6						0						0	0
17/03076/REM	Land Off Alport Road, Whitchurch, Shropshire, SY13 1NR	31/01/2018	90	37	53	25	28				53						0						0	0
17/03955/REM	Land Adjacent To The Croft, Towers Drive, Higher Heath, Whitchurch, Shropshire	13/08/2014	1	0	1						1						0						0	0
17/05290/FUL	Hinton Lodge, Hinton, Whitchurch, Shropshire, SY13 4HB	13/09/2018	1	0	1						1						0						0	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						0	0
18/05370/REM	Land To North Christ Church, Tilstock, Shropshire	13/01/2016	9	8	1						1						0						0	0
18/05749/FUL	Holly Dale, Golf House Lane, Prees Heath, Shropshire, SY13 3JU	10/05/2019	0	0	0						0						0						0	0
19/01360/FUL	Rose Cottage, Whitchurch Road, Prees, Shropshire, SY13 3JZ	02/05/2019	0	0	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						0	0
19/01554/FUL	Land South Thompson Drive, Whitchurch, Shropshire	28/11/2019	5	0	5						5						0						0	0
19/01935/FUL	12 Bredwood Arcade, 10 Green End, Whitchurch, Shropshire, SY13 1AD	04/07/2019	1	0	1						1						0						0	0
19/02962/FUL	Proposed Essential Workers Dwellings At Mickley Stud, Mickley, Tern Hill, Shropshire	20/08/2021	2	0	2						2						0						0	0
19/03102/FUL	Proposed Conversion Of Outbuilding At Walford House, 24 Shrewsbury Street, Prees, Shropshire	06/01/2020	1	0	1						1						0						0	0
19/03104/FUL	Land North Of Church Farm, Calverhall, Whitchurch, Shropshire, SY13 4PE	22/09/2020	16	7	9						9						0						0	0
19/04078/FUL	2 Sunset View, Alkington Road, Whitchurch, Shropshire, SY13 1TA	20/12/2019	1	0	1						1						0						0	0
19/04649/FUL	The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR	14/02/2020	1	0	1						1						0						0	0
20/00516/FUL	Elmhurst Nursing Home, Armoury Lane, Prees, SY13 2EN	07/04/2020	11	0	11						11						0						0	0
20/00686/FUL	The Lighteach, Lighteach Road, Prees, SY13 2DR	26/05/2020	3	0	3						3						0						0	0
20/00961/FUL	White House Farm, Nantwich Road, Broughall, Whitchurch, SY13 4AE	18/11/2020	1	0	1						1						0						0	0
20/01284/FUL	Pauls Moss Community Room, Pauls Moss, Whitchurch, Shropshire, SY13 1HH	28/05/2020	3	0	3						3						0						0	0

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20/01949/FUL	Garage At The Rear Of The Old Constable House, Shrewsbury Street, Prees, Shropshire	28/09/2020	2	0	2						2						0						0	0
20/02754/FUL	Barn South West Of Chinnel Farm, Mile Bank, Whitchurch, Shropshire	15/10/2020	1	0	1						1						0						0	0
20/03529/FUL	Land Adjacent Roseleigh, Wrexham Road, Whitchurch, Shropshire	13/07/2021	35	0	35						35						0						0	0
20/03719/FUL	Proposed Barn Conversion East Of Rose Mount, Broughall, Whitchurch, Shropshire	09/11/2020	1	0	1						1						0						0	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						0	0
20/04134/FUL	Le Grand Nursing Home, Tilstock Lane, Tilstock, SY13 3JL	27/04/2021	-18	0	-18						-18						0						0	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						0	0
20/05125/FUL	Land At Golf House Lane, Prees Heath, Shropshire	16/06/2021	43	0	43						43						0						0	0
20/05322/REM	Proposed Residential Development Land To The East Of Ballacraine, Heathwood Road, Higher Heath, Whitchurch, Shropshire	05/05/2021	2	1	1						1						0						0	0
20/05366/FUL	30-32 High Street, Whitchurch, Shropshire, SY13 1AU	23/04/2021	1	0	1						1						0						0	0
21/00516/FUL	10 Green End, Whitchurch, Shropshire, SY13 1AA	26/03/2021	1	0	1						1						0						0	0
21/01016/FUL	Nosregor The Bungalow, Sandford, Whitchurch, Shropshire, SY13 2HZ	28/05/2021	0	0	0						0						0						0	0
21/02072/FUL	31 Green End, Whitchurch, SY13 1AD	18/06/2021	2	0	2						2						0						0	0
21/02288/FUL	Brades Farm, Brades Road, Prees, Whitchurch, Shropshire, SY13 2DX	16/03/2022	3	0	3						3						0						0	0
21/02736/OUT	The Oaklands, Waymills, Whitchurch, Shropshire	15/12/2022	7	0	7						7						0						0	0
21/04530/FUL	Church Farm, Church Lane, Ash Magna, Shropshire, SY13 4EA	08/02/2023	1	0	1						1						0						0	0
21/04580/FUL	Fields Farm, Alkington, Whitchurch, Shropshire, SY13 3NH	16/11/2022	4	0	4						4						0						0	0
21/05340/REM	Silver Birch, Mill Lane, Higher Heath, Whitchurch, SY13 2HR	17/12/2021	5	0	5						5						0						0	0
22/00992/FUL	Former Nursing Home, Ash, Shropshire, SY13 4DL	01/09/2022	1	0	1						1						0						0	0
22/01075/FUL	The Bracknell, 16 Ash Magna, Whitchurch, Shropshire, SY13 4DR	05/05/2022	1	0	1						1						0						0	0
22/01737/COU	Dodington Lodge Hotel, Dodington, Whitchurch, Shropshire, SY13 1EN	24/06/2022	1	0	1						1						0						0	0
22/02319/FUL	Mile Bank Farm, Mile Bank Road, Whitchurch, Shropshire, SY13 4JY	13/07/2022	1	0	1						1						0						0	0
22/02988/OUT	Ambulance Station Site, Queensway, Whitchurch, Shropshire	08/11/2022	5	0	5						5						0						0	0
22/03054/REM	The Coppice, Tilstock Lane, Tilstock, Whitchurch, Shropshire	28/09/2022	1	0	1						1						0						0	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						0	0
22/03298/FUL	Proposed Residential Development To The West Of Shrewsbury Street, Prees, Shropshire	21/05/2021	5	0	5						5						0						0	0

Planning Application						Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
22/03708/FUL	Proposed Residential Development Land To The North Of Waymills, Whitchurch, Shropshire	01/03/2023	53	0	53		25	28			53						0						0	0
22/04410/FUL	Alkington Grange Barns, Alkington Grange, Alkington, Whitchurch, Shropshire, SY13 3NH	28/11/2022	3	0	3						3						0						0	0
22/04611/COU	Pine Lodge , London Road, Higher Heath, Whitchurch, Shropshire, SY13 2JA	24/11/2022	-1	0	-1						-1						0						0	0
22/04884/OUT	Land Rear 2 And 4 Alkington Road, Whitchurch, Shropshire, SY13 1EH	11/01/2023	1	0	1						1						0						0	0
23/00046/FUL	Land West Of Wayland Close, Whitchurch, Shropshire	09/03/2023	2	0	2						2						0						0	0
NS/02/00850/FUL	Barn Adj To Firestone House, Shrewsbury Street, Prees, Whitchurch	28/11/2002	2	1	1						1						0						0	0
NS/02/01074/FUL	Hinton Bank Farm, Hinton, Whitchurch	27/06/2003	3	0	3						3						0						0	0
NS/06/01287/FUL	Herald Printers, Newtown, Whitchurch, SY13 1BH	06/07/2006	15	0	15						15						0						0	0
NS/07/00834/FUL	Brades Farm, Brades Road, Prees, Whitchurch, Shropshire, SY13 2DX	10/07/2007	3	2	1						1						0						0	0
NS/07/01484/FUL	7 The Hermitage, Church Street, Whitchurch	17/09/2007	1	0	1						1						0						0	0

Total Years 1-5:	6,620	Total Years 6-10:	925	Total Years 11-15:	521
10% Allowance Years 1-5:	662	10% Allowance From Years 1-5 Carried Forward:	662	10% Allowance From Years 6-10 Carried Forward:	159
Total After 10% Allowance:	5,958	Total After Addition of 10% Allowance From Years 1-5:	1,587	Total After Addition of 10% Allowance From Years 6-10:	680
		10% Allowance Years 6-10:	159	10% Allowance Years 11-15:	52
		Total After All Allowances:	1,428	Total After All Allowances:	628

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

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

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

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

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

Appendix C. Sites with a Prior Approval as at 31st March 2023

Prior Approval						Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
21/05043/PMBPA	County Lane Farm, County Lane, Albrighton, Wolverhampton, Shropshire, WV7 3AH	05/01/2022	1	0	1						1						0						0	0
21/05877/PMBPA	Proposed Residential Barn Conversion NE Of Bridge Farm, Uffington, Shrewsbury, Shropshire	10/02/2022	1	0	1						1						0						0	0
20/03071/PMBPA	Proposed Conversion Of Agricultural Barn, Woodbatch, Bishops Castle, Shropshire	10/12/2020	1	0	1						1						0						0	0
15/00652/PMBPA	Barn North Of B4364, Faintree, Bridgnorth, Shropshire	24/03/2015	2	0	2						2						0						0	0
15/02604/PMBPA	Sydnaill Barn, Middleton Priors, Bridgnorth, Shropshire, WV16 6UN	26/08/2015	3	0	3						3						0						0	0
19/02878/PMBPA	Spring Barn, Glazeley, Bridgnorth, Shropshire, WV16 6AA	23/08/2019	1	0	1						1						0						0	0
19/04951/PMBPA	Barn At Roundabout Farm, Roughton, Bridgnorth, Shropshire	05/10/2020	2	0	2						2						0						0	0
19/05529/PMBPA	Proposed Barn Conversion Barn 1 At Winchester Farm, Claverley, Shropshire	07/02/2020	1	0	1						1						0						0	0
19/05530/PMBPA	Proposed Barn Conversion Barn 2 At Winchester Farm, Claverley, Shropshire	07/02/2020	1	0	1						1						0						0	0
20/02945/PMBPA	Sutton Farm, Claverley, Wolverhampton, Shropshire, WV5 7DD	22/09/2021	5	0	5						5						0						0	0
21/01475/PMBPA	Barn At Upper House Farm, Upton Cressett, Bridgnorth, Shropshire	11/05/2021	1	0	1						1						0						0	0
21/02066/PMBPA	Proposed Barn Conversion North Of Wadeley Farm, Glazeley, Bridgnorth, Shropshire	03/06/2021	2	0	2						2						0						0	0
21/02346/PMBPA	Proposed Residential Barn Conversion At Draycott Farm, Draycott, Claverley, Shropshire	05/07/2021	2	0	2						2						0						0	0
21/02759/PMBPA	Proposed Barn Conversion South East Of Roughton, Bridgnorth, Shropshire	08/09/2021	5	0	5						5						0						0	0
21/03948/BDD	Yeldron, Nordley, Bridgnorth, Shropshire, WV16 4SU	21/10/2021	1	0	1						1						0						0	0
21/04713/PMBPA	Proposed Conversion Of Agricultural Building North West Of Heathton, Claverley, Shropshire	23/11/2021	1	0	1						1						0						0	0
15/02410/PMBPA	Barns To The North West Of 29 Walkmills, Church Stretton, Shropshire	15/09/2015	2	0	2						2						0						0	0
21/01052/P3JPA	Brambledene, Crossways, Church Stretton, Shropshire, SY6 6PQ	05/05/2021	1	0	1						1						0						0	0
14/04670/PMBPA	Lower Neen, Neen Savage, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8JU	26/01/2015	1	0	1						1						0						0	0
18/04109/PMBPA	Barn At Lawns Farm, Meaton, Kinlet, Shropshire, DY14 8NT	02/11/2018	1	0	1						1						0						0	0
19/02342/PMBPA	Agricultural Building At Walton Farm, Stottesdon, Shropshire	11/07/2019	1	0	1						1						0						0	0
20/01403/PMBPA	Proposed Barn Conversion, Larches Lane, Oretton, Cleobury Mortimer, Shropshire	02/06/2020	1	0	1						1						0						0	0
20/02404/PMBPA	Barn At The Old Coach House, Hopton Bank, Hopton Wafers, Shropshire	20/08/2020	1	0	1						1						0						0	0
20/03526/PMBPA	Proposed Dwelling To The East Of Meaton Lane, Meaton, Kinlet, Shropshire	25/11/2020	1	0	1						1						0						0	0
20/04042/PMBPA	Proposed Barn Conversion NW Of Upper House Farm, Kinlet, Shropshire	03/12/2020	1	0	1						1						0						0	0
21/03827/PMBPA	Proposed Barn Conversion To The South Of Neen Sollars, Shropshire	28/09/2021	1	0	1						1						0						0	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						0	0

Prior Approval						Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
14/01912/P3JPA	The Old School House, 3A Wharf Road, Ellesmere, Shropshire, SY12 0EJ	24/06/2014	1	0	1						1						0						0	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						0	0
21/05107/PMBPA	Hall Farm, Tern Hill, Market Drayton, Shropshire, TF9 3PU	07/03/2022	1	0	1						1						0						0	0
15/05529/P3MPA	Hedgefields Barn, Edge Farm, East Wall, Shropshire	10/02/2016	1	0	1						1						0						0	0
17/00263/P3JPA	Ground Floor, 64 High Street, Much Wenlock, Shropshire, TF13 6AE	21/03/2017	1	0	1						1						0						0	0
21/00057/PMBPA	Bradeley Farm, Bourton, Much Wenlock, Shropshire, TF13 6JN	16/03/2021	1	0	1						1						0						0	0
14/03608/P3JPA	1 Cabin Lane, Oswestry, Shropshire, SY11 2DZ	30/09/2014	3	0	3						3						0						0	0
19/00041/P3JPA	Oakhurst Hall, Oakhurst Road, Oswestry, Shropshire, SY10 7BZ	26/02/2019	1	0	1						1						0						0	0
20/04998/PMBPA	Barn North West Of Ivy Cottage, Maesbrook, Shropshire	05/03/2021	1	0	1						1						0						0	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						0	0
13/03254/P3JPA	20 Bradford Street, Shifnal, Shropshire, TF11 8AU	07/10/2013	4	0	4						4						0						0	0
18/01772/PMBPA	Ted's Farm Shop, Hunger Hill Farm, Sheriffhales, Shifnal, Shropshire, TF11 8SA	10/08/2018	2	0	2						2						0						0	0
22/02376/PMBPA	Barn At Longmeadow, The Wyke, Shifnal, Shropshire	12/08/2022	1	0	1						1						0						0	0
13/04982/P3JPA	The Coach House, Crescent Lane, Shrewsbury, Shropshire, SY1 1TR	14/02/2014	1	0	1						1						0						0	0
14/03023/P3JPA	Wheatland Services Ltd, Showroom, Ford, Shrewsbury, Shropshire, SY5 9LE	08/10/2014	2	1	1						1						0						0	0
15/04721/PMBPA	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	29/04/2016	2	0	2						2						0						0	0
20/00879/P3JPA	20 High Street, Shrewsbury, Shropshire, SY1 1SJ	06/04/2020	4	0	4						4						0						0	0
20/01785/PMBPA	Top House Farm, Vron Gate, Shrewsbury, Shropshire, SY5 9RQ	17/11/2020	2	0	2						2						0						0	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						0	0
21/01301/PMBPA	Agricultural Building At Upper Fenemere Farm, Myddlewood, Myddle, Shropshire	06/05/2022	1	0	1						1						0						0	0
21/05585/P3JPA	9 Church Street, Shrewsbury, Shropshire, SY1 1UG	24/01/2022	1	0	1						1						0						0	0
14/05605/PMBPA	Shawbury Grove Farm, Bings Heath, Astley, Shrewsbury, Shropshire, SY4 4BY	11/02/2015	1	0	1						1						0						0	0
19/03425/PMBPA	The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR	27/09/2019	3	0	3						3						0						0	0

Total Years 1-5:	80	Total Years 6-10:	0	Total Years 11-15:	0
10% Allowance Years 1-5:	8	10% Allowance From Years 1-5 Carried Forward:	8	10% Allowance From Years 6-10 Carried Forward:	1
Total After 10% Allowance:	72	Total After Addition of 10% Allowance From Years 1-5:	8	Total After Addition of 10% Allowance From Years 6-10:	1
		10% Allowance Years 6-10:	1	10% Allowance Years 11-15:	0
		Total After All Allowances:	7	Total After All Allowances:	1

Appendix D. Sites with a 'resolution to grant' Planning Permission as at 31st March 2023

Resolution to Grant Planning Permission						Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Planning Application	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
21/05272/FUL	Proposed Residential Dwelling, Acton, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1						0						0	0
21/04818/FUL	Proposed Exception Site Dwelling South Of Alderwood Caravan, Willstone, Cardington, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1						0						0	0
22/03996/FUL	The Pingle, New Road, Oreton, Cleobury Mortimer, Kidderminster, Shropshire, SY14 0TY	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1						0						0	0
22/05605/FUL	Proposed Affordable Dwelling SE Of Larches Lane Off New Road, Oreton, Cleobury Mortimer, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1						0						0	0
22/00778/OUT	Proposed Agricultural Workers Dwelling South Of Corfton Farm, Corfton, Shropshire	Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1						0						0	0
22/05481/FUL	Proposed Exception Site Dwelling To The North Of Hazelwells Road, Highley, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1						0						0	0
22/01760/OUT	Land North West Of Crosemere, Cockshutt, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1						0						0	0
22/05217/FUL	Plot Adjacent Waverley Cottage, Pontesbury Hill Road, Pontesbury, Shrewsbury, Shropshire	Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	3	0	3						3						0						0	0
22/04391/FUL	Cuan Wildlife Rescue, Wildlife Rescue Centre At The Signals, Stretton Road, Much Wenlock, Shropshire, TF13 6DD	Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).	1	0	1						1						0						0	0

Affordable housing / rural worker / agricultural dwellings.	Total Years 1-5:	11	Total Years 6-10:	0	Total Years 11-15:	0
Conversion of an existing building, including barns.	10% Allowance Years 1-5:	1	10% Allowance From Years 1-5 Carried Forward:	0	10% Allowance From Years 6-10 Carried Forward:	0
Existing Local Plan sites or proposed SAMDev Plan sites.	Total After 10% Allowance:	10	Total After Addition of 10% Allowance From Years 1-5:	1	Total After Addition of 10% Allowance From Years 6-10:	0
Justification:			10% Allowance Years 6-10:	0	10% Allowance Years 11-15:	0
Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2023).			Total After All Allowances:	1	Total After All Allowances:	0
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 adopted Development Plan.

Appendix E. 'Saved' site allocations within the adopted Development Plan

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
ALB002	Land at White Acres, Albrighton	Allocated site.	Represented through the site allocation process. No known impediments to the availability of the site. Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 is currently the subject of an Outline Planning Application (23/02095/OUT) for up to 90 dwellings.	Represented through the site allocation process. No known impediments to the availability of the site. Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 is currently the subject of an Outline Planning Application (23/02095/OUT) for up to 90 dwellings.	No known viability concerns.	Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 is currently the subject of an Outline Planning Application (23/02095/OUT) for up to 90 dwellings. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.
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.	Small greenfield site within village development boundary. Considered a sustainable site for an appropriate scheme and no fundamental planning issues. Full Planning Application (21/05665/FUL) is now pending decision with a resolution to grant reached for 24 dwellings. The applicant is a developer (Shropshire Homes). It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.
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.	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.	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.
CHIR001	Land to the rear of Horseshoe Road, Chirbury	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. One landowner (Estate). Hybrid Planning Application (21/01136/FUL) granted post 31st March 2023 for the development of the site. The Hybrid Planning Application specifies that development will consist of two phases. Phase 1: Which is subject to the Full component of the Hybrid Planning Application is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Application is for 27 dwellings.	Site promoted through the site allocation process. Hybrid Planning Application (21/01136/FUL) granted post 31st March 2023 for the development of the site. The Hybrid Planning Application specifies that development will consist of two phases. Phase 1: Which is subject to the Full component of the Hybrid Planning Application is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Application is for 27 dwellings.	Hybrid Planning Application (21/01136/FUL) granted post 31st March 2023 for the development of the site. The Hybrid Planning Application specifies that development will consist of two phases. Phase 1: Which is subject to the Full component of the Hybrid Planning Application is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Application is for 27 dwellings.	Site promoted through the site allocation process. Hybrid Planning Application (21/01136/FUL) granted post 31st March 2023 for the development of the site. The Hybrid Planning Application specifies that development will consist of two phases. Phase 1: Which is subject to the Full component of the Hybrid Planning Application is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Application is for 27 dwellings.

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
ALB002	Land at White Acres, Albrighton	60	0	60			10	25	25	60						0						0	0
ALB003	Land East of Shaw Lane, Albrighton	23	0	23			23			23						0						0	0
BISH013	Schoolhouse Lane East, Bishop's Castle	40	0	40						0						0				20	20	40	0
BUCK001	Timber/Station Yard, Bucknell	70	0	70						0						0			20	25	25	70	0
CHIR001	Land to the rear of Horseshoe Road, Chirbury	40	0	40		13	15	12		40						0						0	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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.
LYD007	South of the Telephone Exchange, Lydbury North	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Small greenfield site on edge of settlement. Planning Application (17/03400/OUT) pending decision for 8 dwellings. Highway junction improvement required. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Highway junction improvement required. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Small greenfield site on edge of settlement. Planning Application (17/03400/OUT) pending decision for 8 dwellings. Highway junction improvement required. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
LYD008	North of the Telephone Exchange, Lydbury North	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Small greenfield site on edge of settlement. Planning Permission (19/00839/OUT) previously granted for 5 dwellings. This Planning Permission has now lapsed. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Small greenfield site on edge of settlement. Planning Permission (19/00839/OUT) previously granted for 5 dwellings. This Planning Permission has now lapsed. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
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.	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.
LYD011	Land adjacent to Church Close, Lydbury North	Allocated site.	Site promoted through the site allocation process.	Small greenfield site on edge of settlement. Planning Permission (19/00837/OUT) previously granted for 4 dwellings. This Planning Permission has now lapsed. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Small greenfield site on edge of settlement. Planning Permission (19/00837/OUT) previously granted for 4 dwellings. This Planning Permission has now lapsed. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.

Appendix E: 'Saved' Site Allocations within the Adopted Development Plan

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period	
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total
CLUN002	Land at Turnpike Meadow, Clun	60	0	60						0						0			10	25	25	60	0
LYD007	South of the Telephone Exchange, Lydbury North	8	0	8						0						0					8	8	0
LYD008	North of the Telephone Exchange, Lydbury North	5	0	5						0						0					5	5	0
LYD009	Former Garage, Lydbury North	3	0	3						0						0					3	3	0
LYD011	Land adjacent to Church Close, Lydbury North	4	0	4						0						0					4	4	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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. A Hybrid Planning Application (21/05023/OUT) including up to 550 dwellings as part of a wider development is now pending decision with a resolution to grant reached. With regard to the residential components of the scheme, the landowners intention is to first develop the eastern element of BRID001/BRID020b, followed by BRID020b and then the remainder of BRID020a. Residential development on some components of the site to progress before the relocation of the Livestock Market.	The various components of this site allocation (housing allocation, mixed use allocation and two employment allocations) jointly promoted and to be brought forward as a comprehensive development. A Hybrid Planning Application (21/05023/OUT) including up to 550 dwellings as part of a wider development is now pending decision with a resolution to grant reached. With regard to the residential components of the scheme, the landowners intention is to first develop the eastern element of BRID001/BRID020b, followed by BRID020b and then the remainder of BRID020a.	Major project, with housing cross-subsidising infrastructure investment, relocation of livestock market and provision of serviced employment land. Residential development on some components of the site can commence before relocation of the livestock market.	Site on edge of town (components of the site jointly promoted and to be brought forward as a comprehensive development). Sustainable development with no fundamental planning issues affecting suitability. A Hybrid Planning Application (21/05023/OUT) including up to 550 dwellings as part of a wider development is now pending decision with a resolution to grant reached. Housing cross-subsidises infrastructure investment, relocation of livestock market and provision of serviced employment land. Residential development on some components of the site to progress before the relocation of the Livestock Market. With regard to the residential components of the scheme, the landowners intention is to first develop the eastern element of BRID001/BRID020b, followed by BRID020b and then the remainder of BRID020a. Employment delivery is expected to occur alongside these residential phases of development. Build rates are informed by the deliverability statement produced by the landowner. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.
DITT005	Land opposite 6 Station Road, Ditton Priors	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
NEE001	The Pheasant Inn, Neenton	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
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.	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.
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.	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.	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.
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.	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.
CMO002	Land off Tenbury Road, Cleobury Mortimer	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
CMO005	Land at New House Farm, Cleobury Mortimer	Allocated site.	Site promoted through the site allocation process. Development subject to access off Tenbury Road or via adjoining site off Tenbury Road (CMO002). Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings.	Site promoted through the site allocation process. Adjacent allocation has reserved matters approval. Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings.	No major viability issues raised to date.	Straightforward small greenfield site on edge of settlement, within the settlement boundary. Single land ownership. No fundamental planning issues. Parish Council support. Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings but subsequently lapsed. However, it is understood that the site remains available for development and the landowner is intending for it to come forward for development. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period		
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total	
BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b)	Land North of Wenlock Road and North of Church Lane, Tasley, Bridgnorth	550	0	550		20	63	63	63	209	63	63	63	63	63	315	26						26	0
DITT005	Land opposite 6 Station Road, Ditton Priors	0	0	0						0						0							0	0
NEE001	The Pheasant Inn, Neenton	0	0	0						0						0							0	0
HO2	Land off Avenue Road, Broseley	20	0	20				20		20						0							0	0
CSTR018	School Playing Fields, Church Stretton	0	0	0						0						0							0	0
CSTR019	Battlefield to rear of Oaks Road/Alison Road, Church Stretton	0	0	0						0						0							0	0
CM1	Land at Ludlow Road, Cleobury Mortimer			120				36	36	72	36	12				48							0	0
CMO002	Land off Tenbury Road, Cleobury Mortimer	0	0	0						0						0							0	0
CMO005	Land at New House Farm, Cleobury Mortimer	5	0	5			5			5						0							0	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
KLTO01	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.	Straightforward greenfield site on edge of settlement. Phase 1: Full Planning Permission (14/00897/FUL) granted for 8 dwellings, which has subsequently been completed. Phase 2: Outline Planning Permission (19/05151/OUT) granted for a further 15 dwellings a Reserved Matters Planning Application (23/01810/REM) now pending consideration. Likely to be delivered.
CRAV002	Land off Watling Street, Craven Arms	Allocated site.	Development completed.	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.	Greenfield site within settlement - sustainable development subject to widening of Watling Street and provision of new junction (landowners to form part of delivery partnership), retention of veteran trees and flood storage capacity provision. Site promoted with indicative layout and other supporting information. No developer involvement but willing landowner with track record of releasing land for development of the town. Shropshire Council has submitted highway infrastructure associated with this and other sites for inclusion within National Highways ongoing Route Strategy update. Town Council support. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within the specified timescales.
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 expected to follow on.	Site promoted through the site allocation process. No highway access constraint at this point on Watling Street. No known impediments to the availability of the site. The site is now owned by a developer (Connexus) who are pursuing development of the site. Full Planning Permission (18/04931/FUL) for phase 1 granted and development now completed. Phase 2 expected to follow on.	Some viability risk resulting from archaeological interest, but earlier evaluation indicates no fundamental constraints - potential impact limited to reduction in site capacity.	Greenfield site on edge of settlement with Town Council support. Known archaeological interest not considered to raise fundamental concerns in view of earlier evaluation (1991). Full Planning Permission (18/04931/FUL) for phase 1 granted and development now completed. It is anticipated that phase 2 will follow on in due course.
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.	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.
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.	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.

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period	
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total
KLT001	Land off Little Stocks Close, Kinlet	0	0	0						0						0						0	0
CRAV002	Land off Watling Street, Craven Arms	0	0	0						0						0						0	0
CRAV003 & CRAV009	Land between Watling Street and Brook Road, Craven Arms	235	0	235						0	36	36	36	36	36	180	36	19				55	0
CRAV004 & CRAV010	Land off Watling Street East, Craven Arms	60	0	60						0	10	25	25			60						0	0
CRAV024	Land adjoining Clun Road / Sycamore Close, Craven Arms	25	0	25						0						0	25					25	0
CRAV030	Land at Newington Farmstead, Craven Arms	5	0	5						0	5					5						0	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	Straightforward small greenfield site. Updated Highway evidence assessed and found to demonstrate delivery. Parish Council support. Full Planning Permission (17/05018/FUL) granted for 4 dwellings on phase 1 (CO002b) and have been built out. Phase 2 (CO002a) which is remaining on this allocation, is expected to follow on. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.
CO005 & CO0023	Land at Cockshutt House Farm and Land South of Kenwick Road, Cockshutt	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
CO018	Land South of Chapel House Farm, Cockshutt	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
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	Straightforward small part brownfield site with no fundamental planning issues and Parish Council support. Outline Planning Permission (20/02270/OUT) granted on the site for 20 dwellings. A subsequent Reserved Matters Planning Application (23/04047/REM) now pending consideration for 29 dwellings. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
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 Application (23/02170/FUL) pending consideration for enabling works to facilitate this development. These works include the formation of link road, footway and cycleway through the site and groundworks/flood alleviation works.	Part of the site is subject to flood risk, which will require due consideration. However, there are no known viability concerns.	Major greenfield site linked to development of adjoining land for leisure & tourism use consistent with Town Council views. Full Planning Application (23/02170/FUL) pending consideration for enabling works to facilitate this development. These works include the formation of link road, footway and cycleway through the site and groundworks/flood alleviation works. This application is accompanied by a Masterplan illustrating the intended development of this site. It is understood that there remains an intention to bring forward this site for development and that the landowner is proactively progressing this scheme. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
TET001	Land South of Cairndale, Tetchill	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
WFTN002	Land adjacent to St Andrew's Church, Welsh Frankton	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
HIGH003	Land off Rhea Hall/Coronation Street, Highley	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
LUD017	Land south of Rocks Green, Ludlow	Allocated site.	Site promoted through the site allocation process. Development to be implemented in phases, with a Hybrid Planning Permission (17/05189/FUL) granted for up to 200 dwellings. The applicant is the developer Pickstock Homes. Phase 1 consists of 68 dwellings and benefits from Full Planning Permission on the above hybrid Planning Permission. Development has commenced and is progressing at pace. Phase 2 consists of 67 dwellings and benefits from Reserved Matters Planning Permission (22/01684/REM). Phase 3 is to follow on from Phases 1 and 2.	Site promoted through the site allocation process. Development to be implemented in phases, with a Hybrid Planning Permission (17/05189/FUL) granted for up to 200 dwellings. The applicant is the developer Pickstock Homes. Phase 1 consists of 68 dwellings and benefits from Full Planning Permission on the above hybrid Planning Permission. Development has commenced and is progressing at pace. Phase 2 consists of 67 dwellings and benefits from Reserved Matters Planning Permission (22/01684/REM). Phase 3 is to follow on from Phases 1 and 2.	Infrastructure requirements identified from outset linked to allocation, so no viability issues.	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.

Appendix E: 'Saved' Site Allocations within the Adopted Development Plan

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period	
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total
CO002a & CO002b	Land to the West of Cockshutt	6	0	6			6			6						0						0	0
CO005 & CO0023	Land at Cockshutt House Farm and Land South of Kenwick Road, Cockshutt	0	0	0						0						0						0	0
CO018	Land South of Chapel House Farm, Cockshutt	0	0	0						0						0						0	0
DUDH006	Ravenscroft Haulage Site, Dudleston Heath	0	0	0						0						0						0	0
ELL003a & ELL003b	Land South of Ellesmere	250	0	250			15	37	56	108	56	56	30			142						0	0
TET001	Land South of Cairndale, Tetchill	0	0	0						0						0						0	0
WFTN002	Land adjacent to St Andrew's Church, Welsh Frankton	0	0	0						0						0						0	0
HIGH003	Land off Rhea Hall/Coronation Street, Highley	0	0	0						0						0						0	0
LUD017	Land south of Rocks Green, Ludlow	0	0	0						0						0						0	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
LUD034	Land east of Eco Park, Ludlow	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (14/01012/OUT and 19/02741/REM) granted for 68 dwellings and employment land. Variation Planning Permission (21/04191/VAR) increases the number of dwellings on the site by 4. Development commenced.	Site promoted through the site allocation process. Known developer interest in the site. Outline and Reserved Matters Planning Permissions (14/01012/OUT and 19/02741/REM) granted for 68 dwellings and employment land. Variation Planning Permission (21/04191/VAR) increases the number of dwellings on the site by 4. Development commenced.	Infrastructure requirements identified from outset linked to allocation, so no viability issues. Development commenced.	Greenfield site close to Eco Park to east of Bypass, forming part of a mixed use land allocation and providing access to potential future development area - sustainable development delivering benefits for town. Known developer interest in the site. Outline and Reserved Matters Planning Permissions (14/01012/OUT and 19/02741/REM) granted for 68 dwellings and employment land. Variation Planning Permission (21/04191/VAR) increases the number of dwellings on the site by 4. Development commenced and likely to be delivered.
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).	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.
HIN002	Land West of Manor Farm Drive, Hinstock	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
HIN009	Land at Bearcroft, Hinstock	Allocated site.	Development completed.	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.	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.
MD030, MD010 & MD028	Land off Rush Lane; and Land between Croft Way and Greenfields Lane, Market Drayton	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Complex land ownerships and single access required - Development Company coordinating delivery.	Site promoted through the site allocation process. No known impediments to the availability of the site. Complex land ownerships and single access required - Development Company coordinating delivery. MD030 West: Phases 1a and 2a: Outline Planning Permissions granted, development is ongoing and near completion. Phase 3a: Planning Permission granted. MD030 East, MD010 & MD028: Phase 1b: Plannin Permisson granted.	Infrastructure provision including access from A53, but known as part of site allocation, so no viability concerns. Complex land ownerships and single access required - Development Company coordinating delivery.	Greenfield site on edge of town within A53 Bypass - sustainable development. Single point of access off A53 required for all the allocations that form this wider site. Site reflects local ambitions for greenfield recreational facilities. No fundamental planning issues. Complex land ownerships and single access required - Development Company coordinating delivery. MD030 West: Phases 1a and 2a: Outline Planning Permissions (14/01982/OUT / 14/04701/OUT) and a Reserved Matters Planning Permission (16/03082/REM) granted for 162 dwellings. Development is ongoing and near completion. Phase 3a: Planning Permission (22/05349/FUL) granted for 64 dwellings post 31st March 2023. The Applicant is a developer (Barratt David Wilson Homes). MD030 East, MD010 & MD028: Phase 1b: Outline Planning Permission (14/03782/OUT) and subsequent Reserved Matters Planning Permission (21/01142/REM) granted for 209 dwellings - this permission in part extends beyond the allocation.
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.	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.
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 Application (23/04104/FUL) pending consideration for 14 dwellings on the southern element of the site.	Site promoted through the site allocation process. Single landowner that the Council understands has proactively promoted the site for sale and that a sale is now agreed. The purchaser is a developer which intends to bring forward the allocation for development. The southern element of the site is for new build development whilst the northern element of the site is for the conversion of existing farm buildings for residential and employment purposes.	Cost of appropriate conversion and buildings clearance, cross-subsidised by wider development proposals.	Site promoted through the site allocation process and in a single ownership. The Council understands that the land has been proactively promoted the site for sale and that a sale is now agreed. The purchaser is a developer which intends to bring forward the allocation for development. Development is to be implemented in two phases. The southern element of the site is for new build development whilst the northern element of the site is for the conversion of existing farm buildings for residential and employment purposes. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.
MIN007	Callow Lane, Minsterley	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
PBY018 & PBY029	Hall Bank, Pontesbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period	
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total
LUD034	Land east of Eco Park, Ludlow	0	0	0						0						0						0	0
ONBY003	Onibury Farm, Onibury	8	0	8						0	4	4				8						0	0
HIN002	Land West of Manor Farm Drive, Hinstock	0	0	0						0						0						0	0
HIN009	Land at Bearcroft, Hinstock	0	0	0						0						0						0	0
HOD009, HOD010 & HOD011	Land to rear of Shrewsbury Street; Land off Station Road; and Shrewsbury Street Farm, Hodnet	0	0	0						0						0						0	0
MD030, MD010 & MD028	Land off Rush Lane; and Land between Croft Way and Greenfields Lane, Market Drayton	64	0	64			30	34		64						0						0	0
STH002	Part of land off Dutton Close, Stoke Heath	0	0	0						0						0						0	0
MIN002 & MIN015	Hall Farm, Minsterley	14	0	14			14			14						0						0	0
MIN007	Callow Lane, Minsterley	0	0	0						0						0						0	0
PBY018 & PBY029	Hall Bank, Pontesbury	0	0	0						0						0						0	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
PBY019	Land off Minsterley Road, Pontesbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
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.	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.
GOB012	Land between A5 and Shrewsbury railway line, Gobowen	Allocated site.	Site promoted through the site allocation process. Single landowner. Within their recent representation (February 2021) on the draft Shropshire Local Plan, the landowner confirmed that development of the site had been delayed due to unforeseen non-planning issues, however these issues have now been resolved and the land can now be made available for development (Reference A0510). No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.	No fundamental planning issues or significant outstanding objections. Parish Council support. Within their recent representation (February 2021) on the draft Shropshire Local Plan, the landowner confirmed that development of the site had been delayed due to unforeseen non-planning issues, however these issues have now been resolved and the land can now be made available for development (Reference A0510). Further discussions have confirmed marketing has been successfully undertaken. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.
KK001	Land north of Lower House, Knockin	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
KYN001	Land adjacent Kinnerley Primary School, Kinnerley	Allocated site.	Development completed.	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.	Full Planning Permission (16/04719/FUL) granted for 18 dwellings. Development ongoing.
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.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Development expected to follow-on from the adjoining site (LLAN009) which has Outline and Reserved Matters (14/05001/OUT and 16/05302/REM) Planning Permissions and development is currently ongoing. The site is currently being actively marketed by Towler Shaw Roberts. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.
LLAN009	Land north of playing fields, Llanymynech and Pant	Allocated site.	Development completed.	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.	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.

Appendix E: 'Saved' Site Allocations within the Adopted Development Plan

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period	
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total
PBY019	Land off Minsterley Road, Pontesbury	0	0	0						0						0						0	0
GOB008	Land at Southlands Avenue, Gobowen	0	0	0						0						0						0	0
GOB012	Land between A5 and Shrewsbury railway line, Gobowen	90	0	90			25	25	40	90						0						0	0
KK001	Land north of Lower House, Knockin	0	0	0						0						0						0	0
KYN001	Land adjacent Kinnerley Primary School, Kinnerley	0	0	0						0						0						0	0
KYN002	Land west of School Road, Kinnerley	0	0	0						0						0						0	0
LLAN001	Former Railway Land, Station Road, Llanymynech	32	0	32				7	25	32						0						0	0
LLAN009	Land north of playing fields, Llanymynech and Pant	0	0	0						0						0						0	0
MBK001	Land at Greenfields Farm, Maesbrook	4	0	4				2	2	4						0						0	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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.
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.	Greenfield site subject to comprehensive development guidelines. Known developer interest. Full Planning Application (23/00225/FUL) pending decision with a resolution to grant for 83 dwellings. The applicant is a developer - Cameron Homes. The site benefits from and will be facilitated by approved HIF funding bid of £9.3m granted to Shropshire Council by Homes England for improvement works to the nearby Mile End Roundabout, Oswestry, which are now completed.
OSW024	Eastern Gateway Sustainable Urban Extension, Oswestry	Allocated site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently. Outline Planning Permission (16/02594/OUT) granted for a series of phases totalling up to 600 dwellings. Reserved Matters (21/04449/REM) Planning Application granted post 31st March 2022 for the first of these phases. Outline Planning Application (17/06025/OUT) granted for a further phase. Reserved Matters (21/03584/REM) Planning Application pending decision for 120 dwellings. Subsequent phase is in Shropshire Council ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently. Outline Planning Permission (16/02594/OUT) granted for a series of phases totalling up to 600 dwellings. Reserved Matters (21/04449/REM) Planning Application granted post 31st March 2022 for the first of these phases. Outline Planning Application (17/06025/OUT) granted for a further phase. Reserved Matters (21/03584/REM) Planning Application pending decision for 120 dwellings. Subsequent phase is in Shropshire Council ownership. No known impediments to the availability of the site.	No major viability issues noted to date.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently. Outline Planning Permission (16/02594/OUT) granted for a series of phases totalling up to 600 dwellings. Reserved Matters (21/04449/REM) Planning Application granted post 31st March 2022 for the first of these phases - various phases to be implemented alongside each other. Outline Planning Application (17/06025/OUT) granted for a further phase. Reserved Matters (21/03584/REM) Planning Application pending decision on this phase for 120 dwellings. Subsequent phases in Shropshire Council ownership. There is known interest in bringing forward these phases of development.
OSW029	Former Oswestry Leisure Centre, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
OSW030	The Cottams, Morda Road, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
OSW033	Alexandra Road Depot, Oswestry	Allocated site.	Development completed.	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.	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+.
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.	Brownfield site with no fundamental planning issues. The part located off Whittington Road has been granted Planning Permission (15/03727/FUL) and development has been completed. The part located off Unicorn Road is currently in employment use, but considered deliverable in the medium term.

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period	
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total
MBK009	Land adj. to The Smithy, Maesbrook	5	0	5				5		5						0						0	0
OSW004	Land off Whittington Road, Oswestry	83	0	83			25	25	33	83						0						0	0
OSW024	Eastern Gateway Sustainable Urban Extension, Oswestry	50	0	50						0	5	25	20			50						0	0
OSW029	Former Oswestry Leisure Centre, Oswestry	0	0	0						0						0						0	0
OSW030	The Cottams, Morda Road, Oswestry	0	0	0						0						0						0	0
OSW033	Alexandra Road Depot, Oswestry	0	0	0						0						0						0	0
OSW034, OSW035 & OSW045	Land South of the Cemetery, Oswestry	80	0	80						0	25	25	25	5		80						0	0
OSW042	Richard Burbidge, Oswestry	130	0	130						0				25	25	50	25	25	25	5		80	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
PARK001	Land at Artillery/Larkhill/Park Crescent, Park Hall	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site. Planning Permission granted and development ongoing.	Site promoted through the site allocation process. Planning Permission granted and development ongoing.	No known viability concerns.	Straightforward part brownfield site. Outline (13/01643/OUT) and Reserved Matters Planning Permissions (17/03677/REM for plots 1-4; 17/03678/REM for plots 5-9; 17/03679/REM for plots 10-16; 17/03680/REM for plots 17-21; and 17/03690/REM for plots 22-27) granted for 27 dwellings. Significant progress has been made on the various dwellings covered by this consent. Full Planning Permission(20/00168/FUL) subsequently granted for 6 dwellings, superseding 2 of the dwellings (plots 14 and 21) previously approved on the Outline and Reserved Matters Planning Permissions. This component of the development is complete. Full Planning Permisson (20/03859/FUL) also subsequently granted for 5 dwellings, superseding 3 of the dwellings (plots 18-20) previously approved on the Outline and Reserved Matters Planning Permissions. Total capacity of the site is now 33 dwellings. Likely to be delivered.
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.	Straightforward greenfield site with no fundamental planning issues. Outline Planning Permission (15/03726/OUT) and subsequent Full Planning Permission (19/03995/FUL) granted for 80 dwellings. Development ongoing and likely to be delivered.
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). Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development).	Site promoted through the site allocation process. Straightforward greenfield site. No known impediments to the availability of the site. Full Planning Application (18/01990/FUL) granted for 34 dwellings (Phase 1 of the development). Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development).	No known viability concerns.	Straightforward greenfield site with no fundamental planning issues. Parish Council support. Full Planning Permission (18/01990/FUL) granted for 34 dwellings (Phase 1 of the development). Development is now progressing. Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development). It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.
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 has commenced.	Site promoted through the site allocation process. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development has commenced.	No known viability concerns. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development has commenced.	Straightforward greenfield site with no fundamental planning issues. Full Planning Permission (21/01230/FUL) granted for 40 affordable dwellings and development has commenced.
WRN016	Land at the Sawmills, Rhoswel	Allocated site.	Site promoted through the site allocation process. Site in single ownership. Full Planning Permission (22/03924/FUL) granted for 59 dwellings (net) on the site post 31st March 2023. The applicant is a developer (Shrewsbury Homes).	Site promoted through the site allocation process. Full Planning Permission (22/03924/FUL) granted for 59 dwellings (net) on the site post 31st March 2023. The applicant is a developer (Shrewsbury Homes).	No known viability concerns.	Brownfield site with no fundamental planning issues and Parish Council support. Full Planning Permission (22/03924/FUL) granted for 59 dwellings (net) on the site post 31st March 2023. The applicant is a developer (Shrewsbury Homes). Likely to be delivered.
SHIF004a	Land south of Aston Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
SHIF004b & SHIF004c	Land between Lawton Road and Stanton Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
SHIF006	Land north of Wolverhampton Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
BAS005	Land at rear of Wheatland's Estate, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
BAS017	Land to the west of Shrewsbury Road, Baschurch	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
BAS025	Land to rear of Medley Farm, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period	
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total
PARK001	Land at Artillery/Larkhill/Park Crescent, Park Hall	0	0	0						0						0						0	0
STM029	Land at Rhos y Llan Farm, St Martins	0	0	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	0	0	0						0						0						0	0
WRN010	Land South of Brookfield's and Aspen Grange, Weston Rhyn	0	0	0						0						0						0	0
WRN016	Land at the Sawmills, Rhoswiell	59	0	59			25	25	9	59						0						0	0
SHIF004a	Land south of Aston Road, Shifnal	0	0	0						0						0						0	0
SHIF004b & SHIF004c	Land between Lawton Road and Stanton Road, Shifnal	0	0	0						0						0						0	0
SHIF006	Land north of Wolverhampton Road, Shifnal	0	0	0						0						0						0	0
BAS005	Land at rear of Wheatland's Estate, Shrewsbury	0	0	0						0						0						0	0
BAS017	Land to the west of Shrewsbury Road, Baschurch	0	0	0						0						0						0	0
BAS025	Land to rear of Medley Farm, Shrewsbury	0	0	0						0						0						0	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
BAS035	Land at Station Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (14/02454/OUT / 18/05447/REM) granted for 52 dwellings. Development is now ongoing.	Site promoted through the site allocation process. Scope to provide school drop off zone, if required. Outline and Reserved Matters Planning Permissions (14/02454/OUT / 18/05447/REM) granted for 52 dwellings. Development is now ongoing.	No known viability concerns	Greenfield site with access available from Station Road. Scope to provide school drop off zone, if required. Outline and Reserved Matters Planning Permissions (14/02454/OUT / 18/05447/REM) granted for 52 dwellings. Development is now ongoing.
BOM004/R	Land off Shrewsbury Road, Bomere Heath	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
CON005	Land east of the Shrewsbury Road, Condover	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
CON006	Land opposite School, Condover	Allocated site.	Site promoted through the site allocation process. Land in single ownership. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (17/00863/OUT / 18/04353/REM) granted for 4 dwellings on majority of the site. Full Planning Permission (21/01150/FUL) granted for 1 dwelling on the remainder of the site. Development is ongoing.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (17/00863/OUT / 18/04353/REM) granted for 4 dwellings on majority of the site. Full Planning Permission (21/01150/FUL) granted for 1 dwelling on the remainder of the site. Development is ongoing.	No known viability concerns.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Outline and Reserved Matters Planning Permissions (17/00863/OUT / 18/04353/REM) granted for 4 dwellings on majority of the site. Full Planning Permission (21/01150/FUL) granted for 1 dwelling on the remainder of the site. Development is ongoing.
DOR004	Land off Forge Way, Dorrington	Allocated site.	Development completed.	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.	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. The site adjoins allocation DOR004, upon which Planning Permission (17/04926/FUL) has been granted and the development recently completed. DOR017 is expected to follow on as a second phase of this development. Delivery timescales reflect this relationship. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.
HAN011/R	Land west of school, Hanwood	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
NESS004 & NESS012	Land West of Holyhead Road, Nesscliffe	Allocated site.	Development completed.	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).	Straightforward greenfield site owned by Shropshire Council. The site is intended to be brought forward as a part self/custom-build development and part general housing development. Full Planning Permission (16/02049/FUL) was granted for a single dwelling on the site, with development subsequently completed. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission). Development has commenced.

Appendix E: 'Saved' Site Allocations within the Adopted Development Plan

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period	
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total
BAS035	Land at Station Road, Shrewsbury	0	0	0						0						0						0	0
BOM004/R	Land off Shrewsbury Road, Bomere Heath	0	0	0						0						0						0	0
CON005	Land east of the Shrewsbury Road, Condover	0	0	0						0						0						0	0
CON006	Land opposite School, Condover	0	0	0						0						0						0	0
DOR004	Land off Forge Way, Dorrington	0	0	0						0						0						0	0
DOR017	Land to the rear of the Old Vicarage, Dorrington	15	0	15				15		15						0						0	0
HAN011/R	Land west of school, Hanwood	0	0	0						0						0						0	0
NESS004 & NESS012	Land West of Holyhead Road, Nesscliffe	0	0	0						0						0						0	0
SHREW001	Land north of London Road, Shrewsbury	0	0	0						0						0						0	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
SHREW002, SHREW035, SHREW083, SHREW128, ELR64, ELR67 & ELR68	Shrewsbury West Sustainable Urban Extension	Allocated site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions 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.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Development to be brought forward in coordinated phases - with national housebuilder involvement and development currently ongoing. Highways Authority has accepted principle of up to 400 dwellings accessed off Welshpool Road prior to construction of new Oxon Link Road, so no legal or physical impediment to first phases of development.	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.	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. 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. Full Planning Permission (20/01957/FUL) granted for 340 dwellings on the first phase of residential development. The developer is Barratt David Wilson Homes. Development has now commenced and is progressing at pace. Full Planning Permission (22/03543/FUL) granted post 31st March 2023 for 106 dwellings on the second phase of residential development. The applicant is the developer Anwyl Homes. Development has now commenced. Residential phase 3 is in Shropshire Council ownership. There is a commitment to bring this phase forward for development. The health/care campus phase of the development is to be implemented in a series of sub-phases. Sub-phase 1 was granted Full Planning Permission (14/05707/FUL) for 85 extra-care apartments, which have since been completed. Sub-phase 2 was granted Full Planning Permission (20/04541/FUL) for 54 extra-care apartments/bungalows as an extension to the existing facility. Development is currently ongoing. Sub-phase 3 was granted Outline Planning Permission (20/04544/OUT) for health/medical office accommodation. The remaining sub-phases are in Shropshire Council ownership and there is a commitment to bringing these sub-phases forward for development.
SHREW016	Land off Hillside Drive, Belvidere, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
SHREW023	Land at Corner Farm Drive, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
SHREW027	Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road, Shrewsbury	Allocated site.	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.	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.	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.	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. 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.

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period		
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total	
SHREW002, SHREW035, SHREW083, SHREW128, ELR64, ELR67 & ELR68	Shrewsbury West Sustainable Urban Extension	410	0	410		38	38	38	38	152	38	38	38	46	72	232	26						26	0
SHREW016	Land off Hillside Drive, Belvidere, Shrewsbury	0	0	0						0						0							0	0
SHREW023	Land at Corner Farm Drive, Shrewsbury	0	0	0						0						0							0	0
SHREW027	Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road, Shrewsbury	0	0	0						0						0							0	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127, ELR02 & ELR66	Shrewsbury South Sustainable Urban Extension, Shrewsbury	Allocated site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions identified and apportioned. No legal or physical impediments to development. Development consists of three broad coordinated residential phases with a series of Planning Permissions secured across these broad phases - with national housebuilder involvement and development currently ongoing.	Development consists of three broad coordinated residential phases with a series of Planning Permissions secured across these broad phases. All these phases/sub-phases are progressing alongside each other and development is occurring at pace.	Major infrastructure requirements but land identified in Core Strategy on this basis and costs to be reflected in land values so no viability issues.	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 residential phases 1a and 1b, including 291 dwellings, now near completion. Full Planning Permission (21/01748/FUL) granted on phase 1a for a 66 bedroom Care Home, with development completed post 31st March 2022. Hybrid Planning Permission (18/04194/FUL) granted on the local centre phase 1 for a food store and specialist housing for older people (Outline Planning Permission applies to the care home and extra-care apartments). A Reserved Matters Planning Permission (19/04101/REM) was subsequently granted for an 80 bed Care Home, development of which was completed post 31st March 2022. The 57 extra-care apartments have now lapsed, but Shropshire Council understands that there remains developer interest and an intention to bring forward this form of development on the site. Shropshire Council considers that there is clear evidence that this component of site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years. Outline Planning Permission (14/04428/OUT) granted for residential phases 2a, 2b and 2c, including 500 dwellings and a Care Home. Series of Reserved Matters Planning Permissions (17/06149/REM, 19/00048/REM, 19/04460/REM and 19/05470/REM) granted for sub-phases of housing and associated works, development of these various phases have commenced and progressing at pace or been completed. Alternative Outline Planning Permission (21/02982/OUT) subsequently granted replacing the Care Home with 35 houses. A Reserved Matters Planning Permission (22/01867/REM) subsequently granted for this development. Full Planning Permission (16/02618/FUL) granted for phase 3 for 159 dwellings and development commenced and progressing at pace.
SHREW073	Land off Ellesmere Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
SHREW095 and SHREW115	Land west of Battlefield Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Greenfield site within built up area – sustainable development. Part of mixed use allocation subject to some constraints including flood risk and existing industry on southern edge and railway to west, but no fundamental planning issues to prevent delivery of housing on site. Outline and Reserved Matters Planning Permissions (19/03905/OUT and 22/00056/REM) granted for 98 affordable dwellings on the site.	Site promoted through the site allocation process. Development will occur independently of the adjacent employment allocation. Outline and Reserved Matters Planning Permissions (19/03905/OUT and 22/00056/REM) granted for 98 affordable dwellings on the site.	No know viability concerns. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development. The southern boundary of the allocation adjoins a separate employment site expected to be developed as part of the existing employment area.	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. It is understood that the developer anticipates completion of the site by 2025.
SHREW105	Land off Shillingston Drive, Shrewsbury	Allocated site.	Development Completed.	Development Completed.	Development Completed.	Development Completed.
SHREW120/R	Land East of Woodcote Way, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
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).	Historic England as the primary landowner is leading the project. A masterplan for the site has been agreed and the site will be delivered in phases. Phase 1 consists of the new build element. Phase 2 consists of the restoration of the Main Mill and seven other listed historic buildings on the site in order to provide them with appropriate uses and secure their long term future. Significant funding has been secured for this project (including Heritage Lottery Funding; Culture Recovery Funding; ERDF funding; and LEP funding). Hybrid Planning Permission (first in 2011 and then more recently in 2021) (20/05065/OUT) was granted for the overarching redevelopment of the site, which includes 120 dwellings. Further Full Planning Permissions have been granted for works to various listed buildings. Another Full Planning Permission was granted for off-site works to the highway, these works are ongoing. The restoration of the Smithy, Stables, Main Mill and Kiln is now completed. Restoration of the Apprentice House, Cross Mill, Dye House and Warehouse and wider development of the site (including the 120 dwellings) are the next areas of focus. On 3rd March 2023, a Compulsory Purchase Order pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 to assemble the land required to deliver the mixed-use development comprising residential accommodation, together with commercial, business and service uses being a key element of the wider regeneration of Shrewsbury Flaxmill Maltings was approved.

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period		
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total	
SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127, ELR02 & ELR66	Shrewsbury South Sustainable Urban Extension, Shrewsbury	57	0	57				57		57						0							0	0
SHREW073	Land off Ellesmere Road, Shrewsbury	0	0	0						0						0							0	0
SHREW095 and SHREW115	Land west of Battlefield Road, Shrewsbury	0	0	0						0						0							0	0
SHREW105	Land off Shillingston Drive, Shrewsbury	0	0	0						0						0							0	0
SHREW120/R	Land East of Woodcote Way, Shrewsbury	0	0	0						0						0							0	0
SHREW198	Land at Ditherington Flaxmill, Shrewsbury	0	0	0						0						0							0	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	Development completed.
SHREW212/09	Land west of Longden Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
UFF006/10	Land between Manor Farm and Top Cottages, Uffington	Allocated site.	Development completed.	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.	Development completed.
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.	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.
WEM012	Land off Roden Grove, Wem	Allocated site.	Development Completed.	Development Completed.	Development Completed.	Development Completed.
ASHP002	Land West of Ash Parva	Allocated site.	Development completed.	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.	Primarily brownfield site in Community Cluster located on A41/A49. Development subject to use of existing vehicular access off A41/A49. Parish Council support. Planning Applications covering this site and a significant additional area were withdrawn and refused respectively. It is considered that a viable scheme remains possible on the allocated site. Likely to be delivered in accordance with specified timescales.
PRE002-011-012	Land West of Shrewsbury Street, Prees	Allocated site.	Site promoted through the site allocation process. Access off Shrewsbury Street subject to demolition of existing dwelling owned by Shropshire Housing Group, which has confirmed its support. Multiple ownerships but jointly promoted, therefore no legal or physical impediments. Full Planning Permissions (16/05870/FUL and 16/02309/FUL) granted for 1 and 2 dwellings on parts of the site respectively. Both schemes have been completed. Outline and Reserved Matters Planning Permissions (17/03775/OUT and 21/00120/REM) have also been granted for 5 dwellings. Subsequently an alternative Planning Permission (22/03298/FUL) was granted for 5 bungalows on the same component of the site. Together these Planning Permissions address the eastern element of the site. Total site capacity 30 dwellings.	Site promoted through the site allocation process. Full Planning Permissions (16/05870/FUL and 16/02309/FUL) granted for 1 and 2 dwellings on parts of the site respectively. Both schemes have been completed. Outline and Reserved Matters Planning Permissions (17/03775/OUT and 21/00120/REM) have also been granted for 5 dwellings. Subsequently an alternative Planning Permission (22/03298/FUL) was granted for 5 bungalows on the same component of the site. Together these Planning Permissions address the eastern element of the site. Total site capacity 30 dwellings.	No known viability concerns.	Greenfield site centrally located in village - sustainable development. No fundamental planning issues. Access off Shrewsbury Street subject to demolition of existing dwelling owned by Shropshire Housing Group, which has confirmed its support. Multiple ownerships but jointly promoted. Site expected to be brought forward in phases, a number of phases already have consent. Full Planning Permissions (16/05870/FUL and 16/02309/FUL) granted for 1 and 2 dwellings on parts of the site respectively. Both schemes have been completed. Outline and Reserved Matters Planning Permissions (17/03775/OUT and 21/00120/REM) have also been granted for 5 dwellings on another component of the site. Subsequently an alternative Planning Permission (22/03298/FUL) was granted for 5 bungalows on the same component of the site. Together these Planning Permissions address the eastern element of the site. It is expected that the central and western portion of the sites will follow-on. Total site capacity 30 dwellings. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.
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.	Greenfield development in centre of village and close to facilities. No fundamental planning issues. Development subject to suitable scheme delivering restoration of Prees Hall and provision of replacement open space. Parish Council support. Delivery spread over years 6+.
TIL001	Land at the Vicarage, Tilstock	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.

Appendix E: 'Saved' Site Allocations within the Adopted Development Plan

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period	
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total
SHREW210/09, SHREW030/R, SHREW094 & SHREW019	Bowbrook/Radbrook, land between Mytton Oak Road and Hanwood Road, Shrewsbury	0	0	0						0						0						0	0
SHREW212/09	Land west of Longden Road, Shrewsbury	0	0	0						0						0						0	0
UFF006/10	Land between Manor Farm and Top Cottages, Uffington	0	0	0						0						0						0	0
SHAW004	Land to the rear of Brickyard Farm, Poynton Road, Shawbury	0	0	0						0						0						0	0
WEM003	Land off Pym's Road, Wem	0	0	0						0						0						0	0
WEM012	Land off Roden Grove, Wem	0	0	0						0						0						0	0
ASHP002	Land West of Ash Parva	0	0	0						0						0						0	0
PH004	Former Cherry Tree Hotel and adjoining land, Prees Heath	5	0	5						0	5					5						0	0
PRE002-011-012	Land West of Shrewsbury Street, Prees	22	0	22			2	10	10	22						0						0	0
PRE008	Land at Moreton Street, Prees	40	0	40						0	10	10	10	10	0	40	0	0	0	0	0	0	0
TIL001	Land at the Vicarage, Tilstock	0	0	0						0						0						0	0

Saved Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
TIL002	Land at Tilstock Close, Tilstock	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions 14/03013/OUT and 18/05370/REM granted for 9 dwellings. Development is ongoing.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions 14/03013/OUT and 18/05370/REM granted for 9 dwellings. Development is ongoing.	No known viability concerns.	Greenfield site to the north of the village within the settlement boundary. Outline and Reserved Matters Planning Permissions (14/03013/OUT and 18/05370/REM) granted for 9 dwellings. Development is ongoing.
TIL008	Land at Russell House, Tilstock	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
WHIT009	Land at Tilstock Road, Whitchurch	Allocated site.	Site promoted through the site allocation process. Full Planning Application (22/04360/FUL) granted for 561 dwellings on the site post 31st March 2023. The applicant is the developer Barratt David Wilson Homes.	Site promoted through the site allocation process. Full Planning Application (22/04360/FUL) granted for 561 dwellings on the site post 31st March 2023. The applicant is the developer Barratt David Wilson Homes. Agreement regarding foul sewerage capacity - permits commencement of development pending permanent upgrade by Welsh Water or developer.	Foul sewerage capacity upgrade required for complete build out of development. Agreement regarding foul sewerage capacity - permits commencement of development pending permanent upgrade by Welsh Water or developer.	Major greenfield site. Full Planning Application (22/04360/FUL) granted for 561 dwellings on the site post 31st March 2023. The applicant is the developer Barratt David Wilson Homes. Agreement regarding foul sewerage capacity - permits commencement of development pending permanent upgrade by Welsh Water or developer. Full build out subject to permanent foul sewerage capacity upgrade.
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.	Sustainable development. Outline and Reserved Matters Planning Permissions (14/01263/OUT and 17/03076/REM) granted for 90 dwellings. Foul sewerage capacity upgrade required for complete build out of development - the Planning Permission includes an appropriate condition regarding foul sewerage capacity. Development is ongoing and considered likely to be delivered.
WHIT033/10	Land North of Mill Park, Whitchurch	Allocated site.	Development completed.	Development completed.	Development completed.	Development completed.
WHIT046	Land at Mount Farm, Whitchurch	Allocated site.	Development completed.	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.	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.

Approved Application on at least part of the site.

Approved Application on all of the site.

Appendix E: 'Saved' Site Allocations within the Adopted Development Plan

Saved Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period	
Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total
TIL002	Land at Tilstock Close, Tilstock	0	0	0						0						0						0	0
TIL008	Land at Russell House, Tilstock	0	0	0						0						0						0	0
WHIT009	Land at Tilstock Road, Whitchurch	561	0	561		50	75	75	75	275	75	75	75	61		286						0	0
WHIT021	Land at Alport Road, Whitchurch	0	0	0						0						0						0	0
WHIT033/10	Land North of Mill Park, Whitchurch	0	0	0						0						0						0	0
WHIT046	Land at Mount Farm, Whitchurch	0	0	0						0						0						0	0
WHIT051	Land West of Oaklands Farm, Whitchurch	0	0	0						0						0						0	0

Approved Application on at least part of the site.	Total Years 1-5:	1,415	Total Years 6-10:	1,501	Total Years 11-15:	402
Approved Application on all of the site.	10% Allowance Years 1-5:	142	10% Allowance From Years 1-5 Carried Forward:	142	10% Allowance From Years 6-10 Carried Forward:	164
	Total After 10% Allowance:	1,274	Total After Addition of 10% Allowance From Years 1-5:	1,643	Total After Addition of 10% Allowance From Years 6-10:	566
			10% Allowance Years 6-10:	164	10% Allowance Years 11-15:	57
			Total After All Allowances:	1,478	Total After All Allowances:	510

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

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. 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.
BKLO08a	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.	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.
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.	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.
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.	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.
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.	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.
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.	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.

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
ALB017 & ALB021	Land north of Kingswood Road and Beamish Lane, Albrighton	180	0	180	0	0	0	36	36	72	36	36	36	0	0	108	0	0	0	0	0	0	0
BKLO08a	Land adjoining Redlake Meadow on B4367, Bucknell	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	20	0
CHR001	Land between Orchard House and Crofton, Chirbury	7	0	7	0	0	0	0	0	0	7	0	0	0	0	7	0	0	0	0	0	0	0
CHR002	Land south of the A490, Chirbury	7	0	7	0	0	0	0	0	0	7	0	0	0	0	7	0	0	0	0	0	0	0
CLU005	Land at Turnpike Meadow on B4368, Clun	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	20	0
WBR007 & WBR008	Land at Bank Farm, Worthen	25	0	25	0	0	0	0	0	0	10	15	0	0	0	25	0	0	0	0	0	0	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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.
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. 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.	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.
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. 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.	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered.
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.	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." Large greenfield site, The site is considered suitable, available, achievable and viable.
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.	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.
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". Site has been the subject of a Planning Application. Correspondence from associated applicant/developer (Appendix 2 of the Viability Topic Paper) states "...for the avoidance of doubt I can confirm this is viable, deliverable and that we hope to commence development in 2021." No known impediments to the achievability or viability of the site.	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Site promoter correspondence (Appendix 2 of the Viability Topic Paper) confirms intention for early implementation of the site largest part of the site. Planning Permission (21/03602/FUL) granted for 107 dwellings on ELL005. ELL008 & ELL033 now linked to the delivery of the existing mixed use allocation (ELL003a & ELL003b). Full Planning Application (23/02170/FUL) pending consideration for enabling works to facilitate this development.

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
WBR010	Land South of the B4386, Worthen	20	0	20	0	0	0	0	0	0	0	0	10	10	0	20	0	0	0	0	0	0	0
ALV006 & ALV007	Land north of Daddlebrook Road and west of A442, Alveley	35	0	35	0	0	0	0	0	0	0	0	0	15	20	35	0	0	0	0	0	0	0
ALV009	Land Adjacent to The Cleckars, Alveley	35	0	35	0	0	0	0	0	0	20	15	0	0	0	35	0	0	0	0	0	0	0
BRD030	Tasley Garden Village, Bridgnorth	1,050	0	1,050	0	0	36	70	70	176	70	70	90	90	90	410	90	90	90	100	94	464	0
DNP009	Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors	40	0	40	0	0	0	15	25	40	0	0	0	0	0	0	0	0	0	0	0	0	0
ELL005, ELL008 & ELL033	Land South of Oswestry Road, Ellesmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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." Considered likely to be delivered.
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.	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. Current Planning Application (23/02796/FUL) on the site, demonstrates developer interest in the site.
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.	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.
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.	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.
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.	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.	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.
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.	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.

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
HNN016	Land South of Oak Street, Highley	100	0	100	0	0	0	36	36	72	28	0	0	0	0	28	0	0	0	0	0	0	0
BUR002	Land adjoining Lineage Farm on A456, Burford	40	0	40	0	0	0	0	0	0	0	0	15	25	0	40	0	0	0	0	0	0	0
BUR004	Land adjoining Boraston Drive on A456, Burford	100	0	100	0	0	0	15	26	41	36	23	0	0	0	59	0	0	0	0	0	0	0
CHK002	Land north of The Crescent, Clee Hill	20	0	20	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0
LUD056	Former Coach Depot & Land at Fishmore Road, Ludlow	9	0	9	0	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0
LUD057	Former Depot, Riddings Road, Ludlow	10	0	10	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0
HHH001 & HHH014	Land adjacent to the Primary School and The Grove, Hodnet	40	0	40	0	0	0	0	0	0	0	0	0	20	20	40	0	0	0	0	0	0	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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."	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.
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.	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) pending consideration on the site. Demonstrates developer interest in the site. Considered likely to be delivered.
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.	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.
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.	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.
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.	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." Considered likely to be delivered within the timescales identified. Planning Application (23/00089/OUT) refused on the site, but demonstrates developer interest in the site.
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.	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
HKW009	Land at School Bank Road, Hinstock	35	0	35	0	0	0	0	0	0	0	15	20	0	0	35	0	0	0	0	0	0	0
MDR006	Land adjoining Adderley Road, Market Drayton	125	0	125	0	0	25	25	25	75	25	25	0	0	0	50	0	0	0	0	0	0	0
MDR012	Land to the east of Maer Lane and north of the A53, Market Drayton	70	0	70	0	0	0	0	0	0	0	0	0	25	25	50	20	0	0	0	0	20	0
MDR034	Land west of Maer Lane and north of the A53, Market Drayton	120	0	120	0	0	0	0	0	0	0	0	0	25	25	50	25	25	20	0	0	70	0
MDR039 & MDR043	Land at Longford Turning, Market Drayton	120	0	120	0	0	0	25	25	50	25	25	20	0	0	70	0	0	0	0	0	0	0
MIN018	Land west of A488, Minsterley	20	0	20	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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 commenced. 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.
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.	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. Considered likely to be delivered.
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."	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. Construction of dwellings on the wider site is expected to follow on as phase 2 of this development. Considered likely to be delivered within the timescales identified.

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period	
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total		
PON008, PON017 & PON030	Land at Minsterley Road, Pontesbury	2	0	2	0		2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CES005	Land adjoining The Vicarage on A458, Cressage	60	0	60	0	0	0	0	0	0	20	20	20	0	0	60	0	0	0	0	0	0	0	0
CES006	The Eagles public house on A458, Cressage	2	0	2	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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. Considered likely to be delivered.
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.	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.
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.	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.
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.	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 deliver 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.
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.	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). Considered likely to be delivered within the timescales identified.

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
MUW012VAR	Land adjoining the Primary School and Hunters Gate, Much Wenlock	120	0	120	0	0	0	20	36	56	36	28	0	0	0	64	0	0	0	0	0	0	0
GWR009	Land west of Agnes Hunt Memorial Bungalows, Gobowen	25	0	25	0	0	0	0	0	0	0	0	25	0	0	25	0	0	0	0	0	0	0
KCK009	Land north of Church Lane, Knockin	25	0	25	0	0	0	0	0	0	10	15	0	0	0	25	0	0	0	0	0	0	0
LYH007	Land East of Barley Meadows, Llanymynech	50	0	50	0	0	0	15	25	40	10	0	0	0	0	10	0	0	0	0	0	0	0
PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Land at Park Hall	240	0	240	0	0	0	15	25	40	25	25	25	25	25	125	25	25	25	0	0	75	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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.
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.	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.
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.	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.
SMH038	Former Ifton Heath Primary School, St Martins	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. Planning Permission (20/02248/FUL) granted on the site for 35 dwellings.	Site identified through proportionate and robust site assessment process undertaken to inform the draft Shropshire Local Plan. Planning Permission (20/02248/FUL) granted on the site for 35 dwellings.	Site proactively promoted through the Local Plan Review. Planning Permission (20/02248/FUL) granted on the site for 35 dwellings.	Part greenfield and part brownfield 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. Planning Permission (20/02248/FUL) granted on the site for 35 dwellings.	Part greenfield and part brownfield site. The site is considered suitable, available, achievable and viable. Planning Permission (20/02248/FUL) granted on the site for 35 dwellings and development is progressing.
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.	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.
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.	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.

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
PYC021	Land east of A483, Pant	25	0	25	0	0	0	0	0	0	0	0	15	10	0	25	0	0	0	0	0	0	0
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	65	0	65	0	0	0	0	0	0	25	25	15	0	0	65	0	0	0	0	0	0	0
SMH031	Land east of Moors Bank, St Martins	60	0	60	0	0	0	0	0	0	25	25	10	0	0	60	0	0	0	0	0	0	0
SMH038	Former Ifton Heath Primary School, St Martins	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WEF025	Land at West Felton	60	0	60	0	0	0	0	0	0	10	25	25	0	0	60	0	0	0	0	0	0	0
WHN024	Land off Donnett Close, Whittington	70	0	70	0	0	0	15	25	40	25	5	0	0	0	30	0	0	0	0	0	0	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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.
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.	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."
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.	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.
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.	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered.
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.	Large greenfield site. The site is considered suitable, available, achievable and viable. Site promoters correspondence confirms timescales for delivery of the site documented within Appendix 7 of the draft Shropshire Local Plan are correct.
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.	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. Planning Application (22/05284/FUL) withdrawn on the site, demonstrates developer interest in the site.

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
WRP001VAR	Land west of Trehowell Lane, Weston Rhyn	60	0	60	0	0	0	10	25	35	25	0	0	0	0	25	0	0	0	0	0	0	0
WRP017	Land off Station Road, Weston Rhyn	40	0	40	0	0	0	0	15	15	25	0	0	0	0	25	0	0	0	0	0	0	0
SHF013	Land adjoining Meadow Drive, Shifnal	65	0	65	0	0	0	0	0	0	0	0	0	36	29	65	0	0	0	0	0	0	0
SHF015 & SHF029	Land adjoining Beech House between A464 and Park Lane, Shifnal	65	0	65	0	0	0	0	0	0	0	36	29	0	0	65	0	0	0	0	0	0	0
SHF022 & SHF023 (part)	Land between Windmill View and The Monument on A464, Shifnal	100	0	100	0	0	0	36	36	72	28	0	0	0	0	28	0	0	0	0	0	0	0
BAY039	Land off Lyth Hill Road, Bayston Hill	100	0	100	0	0	0	38	38	76	24	0	0	0	0	24	0	0	0	0	0	0	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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. 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.	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. 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." Considered likely to be delivered.
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.	Small greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered.
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. No known impediments to the achievability or viability of the site.	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered.
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.	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered.
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.	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. Planning Application (22/05744/FUL) pending consideration on sites BOM019 & BOM020. Demonstrates developer interest in 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.	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. Planning Application (22/05744/FUL) pending consideration on sites BOM019 & BOM020. Demonstrates developer interest in the site.

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
BAY050	Former Oaklands School Site, Bayston Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BIT022	Land East of Villa Farm, Bicton	15	0	15	0	0	0	0	0	0	0	0	0	15	0	15	0	0	0	0	0	0	0
BNP024	Land west of Shrewsbury Road, Baschurch	35	0	35	0	0	0	15	20	35	0	0	0	0	0	0	0	0	0	0	0	0	0
BNP035	Land east of Prescott Fields, Baschurch	20	0	20	0	0	0	0	0	0	20	0	0	0	0	20	0	0	0	0	0	0	0
BOM019	Land West of Shrewsbury Road, Bomere Heath - Phase 1	40	0	40	0	0	0	0	20	20	20	0	0	0	0	20	0	0	0	0	0	0	0
BOM020	Land West of Shrewsbury Road, Bomere Heath - Phase 2	15	0	15	0	0	0	0	0	0	0	15	0	0	0	15	0	0	0	0	0	0	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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.
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.	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.
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.	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".
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.	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."
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.	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 Application (19/04389/OUT) granted at appeal for 150 dwellings. Subsequent Reserved Matters Planning Application (22/04331/REM) pending consideration for 150 dwellings. The applicant is a developer (Bellway Homes).	Large greenfield site. Site promoters Regulation 19 Representation (A0036) states: "The Site is controlled under a single ownership and as such is immediately available to contribute towards the identified housing need. The Site represents a viable and deliverable option which can be brought forward within the short term (0-5) years." It also states "the Site represents a deliverable and suitable opportunity to deliver residential development on a smaller site, within a sustainable location, meeting the objectives and commitments of the Reg 19 Local Plan which can be delivered in the short term." No known impediments to the achievability or viability of the site. Planning Application (19/04389/OUT) granted at appeal for 150 dwellings. Subsequent Reserved Matters Planning Application (22/04331/REM) pending consideration for 150 dwellings. The applicant is a developer (Bellway Homes).	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0036) states "Site represents a viable and deliverable option which can be brought forward within the short term (0-5) years." Outline and Reserved Matters Applications (19/04389/OUT and (22/04331/REM) granted at appeal for 150 dwellings. Development is ongoing (Bellway Homes).

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
FRD011	Land adjoining But Lane on A458, Ford	75	0	75	0	0	0	15	20	35	20	20	0	0	0	40	0	0	0	0	0	0	0
SHR054a	Land south of Sundorne Road, Shrewsbury	60	0	60	0	0	0	0	20	20	38	2	0	0	0	40	0	0	0	0	0	0	0
SHR057 & SHR177	Land North of Mytton Oak Road, Shrewsbury	400	0	400	0	0	20	38	38	96	38	38	38	38	38	190	38	38	38	0	0	114	0
SHR060, SHR158 & SHR161	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	1,500	0	1,500	0	0	95	95	95	285	95	95	114	114	114	532	114	114	114	114	118	574	109
SHR145	Land south of Meole Brace Retail Park, Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0608) states delivery is anticipated within the short (200 dwellings) and medium (300 dwellings) term of the proposed Plan period. Planning Application (22/01432/OUT) pending consideration on the site. This demonstrates developer interest.
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. The site promoter has identified concerns regarding affordable housing provision, no other specific concerns are identified. Draft Policy DP3 of the draft Shropshire Local Plan states "The provision of reduced rates of affordable housing due to viability concerns on otherwise sustainable schemes will be considered in exceptional circumstances where evidence is clearly presented and agreed by the Council. In these circumstances an overage clause will be sought in order to secure the potential for future contributions towards affordable housing." As such, 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.	Large part brownfield and part greenfield site. The site is considered suitable, will be made available for development is 2025, achievable and viable. Within a recent addendum to the Statement of Common Ground (June 2023) between Shropshire Council and the site promoter it was agreed "The DIO are fully committed to the delivery of housing and employment at Clive Barracks as part of a new Strategic Settlement, during the proposed Plan period (to 2038) and beyond." As such it is considered to represent a developable site.
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 Application (23/02030/REM) received for residential phase 1 - 104 dwellings.	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 Application (22/04695/REM) pending consideration for phase 1 of the development - enabling works and infrastructure. Reserved Matters Application (23/02030/REM) received for residential phase 1 - 104 dwellings.	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. Reserved Matters Application (22/04695/REM) pending consideration for phase 1 of the development - enabling works and infrastructure. Reserved Matters Application (23/02030/REM) received for residential phase 1 - 104 dwellings. Known interest in bringing forward the site for development and developer involvement.
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.	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.
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.	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered.

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
SHR173	Land west of Ellesmere Road, Shrewsbury	450	0	450	0	0	0	0	38	38	38	38	38	38	0	152	57	57	57	57	32	260	0
Clive Barracks, Tern Hill (BNT002)	Clive Barracks, Tern Hill	750	0	750	0	0	0	0	0	0	0	0	25	25	50	100	50	50	50	50	50	250	400
Former Ironbridge Power Station (IRN001)	Former Ironbridge Power Station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CLV012 & CLV018	Land at Flemley Park Farm, High Street, Clive	20	0	20	0	0	0	0	0	0	10	10	0	0	0	20	0	0	0	0	0	0	0
HDL006	Land south of Wedgefields Close, Hadnall	40	0	40	0	0	0	0	15	15	25	0	0	0	0	25	0	0	0	0	0	0	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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."
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."	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.
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.	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."
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.	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.
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.	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.
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.	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."
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.	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."

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
SHA019	Land between the A53 and Poynton Road, Shawbury	80	0	80	0	0	0	25	25	50	25	5	0	0	0	30	0	0	0	0	0	0	0
WEM010	Land off Pyms Road, Wem	120	0	120	0	0	0	0	0	0	25	25	25	25	20	120	0	0	0	0	0	0	0
WEM025	Land off Trentham Road, Wem	30	0	30	0	0	0	15	15	30	0	0	0	0	0	0	0	0	0	0	0	0	0
WEM033	Land off Whitchurch Road, Wem	60	0	60	0	0	0	0	0	0	0	0	0	0	0	0	25	25	10	0	0	60	0
PPW025	Land North of Tudor House, Prees	35	0	35	0	0	0	0	0	0	15	20	0	0	0	35	0	0	0	0	0	0	0
WHT014	Land at Liverpool Road, Whitchurch	70	0	70	0	0	0	25	25	50	20	0	0	0	0	20	0	0	0	0	0	0	0
WHT037 & WHT044	Land North of Chester Road, Whitchurch	200	0	200	0	0	0	25	25	50	25	25	25	25	25	125	25	0	0	0	0	25	0

Proposed Site Allocation		Suitability, Availability, Achievability (including Viability) Assessment				
Proposed Site Allocation Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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.

Approved Application on at least part of the site.

Approved Application on all of the site.

Proposed Site Allocation		Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period	
Proposed Site Allocation Reference	Address	Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38		Total
WHT042	Land North of Waymills, Whitchurch	180	0	180	0	0	0	0	0	0	15	25	25	25	25	115	25	25	15	0	0	65	0

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

Total Years 1-5:	1,657	Total Years 6-10:	3,494	Total Years 11-15:	2,017
10% Allowance Years 1-5:	166	10% Allowance From Years 1-5 Carried Forward:	166	10% Allowance From Years 6-10 Carried Forward:	366
Total After 10% Allowance:	1,491	Total After Addition of 10% Allowance From Years 1-5:	3,660	Total After Addition of 10% Allowance From Years 6-10:	2,383
		10% Allowance Years 6-10:	366	10% Allowance Years 11-15:	238
		Total After All Allowances:	3,294	Total After All Allowances:	2,145

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

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

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

SLAA Site		Summary	Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local
SLAA Site Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period
ALB003	Caravan storage, Station Road, Albrighton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0						6						0	0
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						0						15	0
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						0						13	0
BKL001	Field opposite the Junior School, Bucknell	The site is considered suitable, available, viable and achievable (subject to any further necessary viability assessment). Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.						0						0						44	0

SLAA Site		Suitability, Availability, Achievability (including Viability) Assessment		
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
BKL002	The Old Farm, Bucknell	The site is within the development boundary so development is acceptable in principle subject to material considerations. However, part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The suitability of the remainder of the site is subject to appropriate management of any physical, heritage and environmental constraints present. For instance part of the site is within and the remainder is in proximity of a Conservation Area. The site is also within proximity of a Scheduled Monument and one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The element of the site that is not within a Local Wildlife Site is in proximity of this site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
CLU003	Land adjacent to The Hall, Vicarage Road, Clun	The site is within the development boundary so development is acceptable in policy terms, subject to material considerations such as the ability to suitably manage any physical, heritage or environmental constraints present. For instance the site is in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is densely wooded, which will require due consideration. The site is also within 300m of a Scheduled Monument and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
BRD012	Land off Stourbridge Road, Bridgnorth	The site is considered developable subject to appropriate management of any physical, heritage and environmental constraints. For instance the ability to provide access is subject to Highway Officer advice. The site contains and is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a Conservation and Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is not currently available but will become so in the future; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

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

SLAA Site		Summary	Years 1-5: Forecasting at 31st March 2023					Years 6-10: Forecasting at 31st March 2023					Years 11-15: Forecasting at 31st March 2023					Post Local				
SLAA Site Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period	
BKL002	The Old Farm, Bucknell	The site is available, achievable and viable. Whilst the site is located within the development boundary, there are a number of constraints that apply. This includes the fact that part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Suitability of the site for open market residential development is therefore subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment. Outline Planning Application (21/03445/OUT) refused for 8 dwellings on part of the site.						0						0						30	0	
CLU003	Land adjacent to The Hall, Vicarage Road, Clun	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is within the development boundary so development is acceptable in policy terms, subject to a heritage assessment of the impact of development on the Conservation Area will be required. If this shows no adverse effect, or that any such effect can be adequately mitigated, the site's development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. These include the site's location in the Shropshire Hills AONB; the wooded character of the site; and its proximity to a Wildlife Site, Scheduled Monument and one or more Listed Buildings. Clun is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.						0						0							2	0
BRD012	Land off Stourbridge Road, Bridgnorth	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically access to the site and mitigation of the impact of development on the trees subject to TPO protection both on the site and in proximity; and the Conservation and Listed Buildings within proximity. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0						40							0	0

SLAA Site		Suitability, Availability, Achievability (including Viability) Assessment		
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
DNP005	Land north-west of South Road, Ditton Priors	The site is within the development boundary so development is acceptable in policy terms, subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance these include the presence of a Listed Building within the site the site's location in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
BRO034	Adj. Brook Cottage, 4 Bridge Rd, Broseley	Within development boundary so site suitable for development. Discussion will be needed with highway authority about vehicle access and Coal Authority regarding land conditions. The site is within 500m of an Ancient Woodland site. Development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of 3 Local Wildlife Sites, so development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 30m of a Veteran Tree/ tree protected by a Tree Preservation Order so development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is located within a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is within proximity of a World Heritage Site and a number of listed buildings so development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
CST008	Land at Woodbank House, Church Stretton	The site is within the Church Stretton development boundary so the principle of development is accepted. The site is located within the Shropshire Hills AONB. Major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 500m of an Ancient Woodland site. Development is subject to an assessment of impact on this natural asset. Where deterioration or loss is likely, national policy states that the need for, and benefits of, the development should clearly outweigh the loss if development is to be acceptable. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is within 250m of a Wildlife Site. Development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is adjacent to a Conservation Area. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

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

SLAA Site		Summary	Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
SLAA Site Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
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						0	0
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						0	0
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						0	0

SLAA Site		Suitability, Availability, Achievability (including Viability) Assessment		
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
CRA001	Abattoir site, Craven Arms	A small part of the site are within Flood Zones 2 and/or 3. The area of the site outside this zone has potential for residential development (following the relocation of the existing abattoir) as it is located within the Craven Arms settlement boundary. This potential is subject to the appropriate management of any physical, heritage and environmental constraints present. For instance the site is within 300m of a Conservation Area and several Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site was represented during the SAMDev Site Allocations process for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future. Specifically there is a stated aspiration within the current Development Plan to relocate the abattoir to the proposed Newington Food Park. This relocation will allow the redevelopment of the existing site, which will act as a catalyst for the redevelopment of the wider area.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
CRA029	Garage Corvedale Rd, Craven Arms	The site is a brownfield site within the development boundary. Suitable in principle for residential development. A positively designed scheme could enhance the site and its setting, which is a gateway into the town. Therefore the site is suitable subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is brownfield and in use as a garage, therefore there are potential contamination issues. The site is also in proximity of a conservation area and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
HNN021	Off Netherton Lane, Highley	The site is located within the Highley development boundary. As such the principle of residential development on the site is established. Suitability is subject to appropriate management of the physical, heritage and environmental constraints. For instance part of the site was subject to previous quarrying and subsequent landfill uses, this will require due consideration. The site is adjacent to existing commercial units. The relationship between these units and any residential development on this site will require due consideration. The site contains and is in proximity of trees subject to TPO protection, development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of a conservation area and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.
LUD005	21 New Street, Ludlow	The site is located within the Ludlow development boundary and is considered to represent a suitable location for residential development, subject to appropriate management of any physical, heritage and environmental constraints. For instance, the site is located within proximity of one or more listed buildings and a conservation area, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
LUD022	Morris Bufton Galdeford, Ludlow	The site is within the Ludlow development boundary so the principle of development is accepted subject to management of any physical, heritage and environmental constraints. These include consideration of any loss of employment. The site is in proximity of a Scheduled Monument, Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. If the consent for a retail unit on part of the site is implemented, this will need to be excluded from the developable area.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

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

SLAA Site		Summary	Years 1-5: Forecasting at 31st March 2023					Years 6-10: Forecasting at 31st March 2023					Years 11-15: Forecasting at 31st March 2023					Post Local			
SLAA Site Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period
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						0	0
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						0	0
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						0	0
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						0	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						0	0

SLAA Site		Suitability, Availability, Achievability (including Viability) Assessment		
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
ONY005	Land at the Quarry	<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.</p> <p>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>
HHH003	Divisional Surveyors Office & Depot, Hearne Lane, Hodnet	<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>
MDR002	Car Sales Area, Salisbury Road, Market Drayton	<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>
MDR003	Haulage Yard, Newcastle Road, Market Drayton	<p>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.</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.</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>
MDR004	Cricket Club, Betton Road, Market Drayton	<p>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.</p>	<p>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.</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>

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

SLAA Site		Summary	Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local
SLAA Site Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period
ONY005	Land at the Quarry	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Particularly the fact the site is located within the AONB, site topography/stability, appropriate development size/design/layout and consideration of the settlement guideline. However, Onibury has not been identified as a proposed Strategic/Principal/Key Centre or Community Hub within the Local Plan Review and the site size threshold for inclusion within the SLAA is likely to exceed those which are considered appropriate within any future Community Clusters proposed as part of the Local Plan Review. As such under this policy approach open market residential development on the site would be contrary to policy in the future.						3						0						0	0
HHH003	Divisional Surveyors Office & Depot, Hearne Lane, Hodnet	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is also suitable in principle for open market residential development as it is within the development boundary, subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.						9						0						0	0
MDR002	Car Sales Area, Salisbury Road, Market Drayton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0						5						0	0
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						0	0
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						0	0

SLAA Site		Suitability, Availability, Achievability (including Viability) Assessment		
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
MDR026	Pet Market, Shrewsbury Road, Market Drayton	The site is considered suitable for residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present.	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SKH001	Land at Rosehill Road, Stoke Heath	This brownfield site is located within proximity of an existing Community Hub, within Stoke Heath open market development will be delivered upon the allocated site together with limited infilling, groups of houses and conversions on suitable sites within Stoke Heath. This particular site has also been identified within the emerging Neighbourhood Plan as an appropriate location for residential development. Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Particularly contamination. Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development. Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken. Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site.
MUW001	Smithfield Works, Much Wenlock	Complies with current policy and is also a brownfield site. Within 500m of a SSSI so development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site boundary is also within 30m of a Tree Preservation Order. Development is subject to an assessment of impact on this protected tree in order to demonstrate how it can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. Site is also within 300m of a Conservation Area and several Listed Buildings. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Previously submitted for consideration within the SHLAA; SAMDev Plan; and the Much Wenlock Neighbourhood Plan. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
KCK001	The Old Post Office, Knockin	The site is located within the development boundary for Knockin. As such development by infilling and conversions of buildings may be acceptable subject to material considerations. Knockin also represents a proposed Community Hub. Material considerations include suitable consideration and management of any physical, heritage and environmental constraints. For instance the ability of the current access to serve the redevelopment of the site is subject to highway approval. The site is within a conservation area and in proximity of a number of listed buildings and a scheduled monument, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded.	The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW002	Health Centre/ Adult Training Centre, Victoria Rd, Oswestry	Suitable location subject to appropriate design and necessary assessments. Specifically the site is located within proximity of a scheduled monument, conservation area and one or more listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. 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.

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

SLAA Site		Summary	Years 1-5: Forecasting at 31st March 2023					Years 6-10: Forecasting at 31st March 2023					Years 11-15: Forecasting at 31st March 2023					Post Local			
SLAA Site Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period
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						0	0
SKH001	Land at Rosehill Road, Stoke Heath	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. This brownfield site is considered suitable (subject to appropriate management of any policy, physical, heritage and environmental constraints present); available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. The site has also been identified within the Stoke Upon Tern Neighbourhood Plan as an appropriate location for residential development. Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site. It is considered the remainder of the site has capacity for 14 dwellings, as assumed within the Shropshire housing land supply assessment.						14						0						0	
MUW001	Smithfield Works, Much Wenlock	The site is considered suitable; likely to become available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate assessment and management of impact on heritage and environmental constraints in proximity (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0						17						0	0
KCK001	The Old Post Office, Knockin	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is by infilling and conversions of buildings, subject to material considerations; appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. For instance the site is located within a conservation area. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						6						0						0	0
OSW002	Health Centre/ Adult Training Centre, Victoria Rd, Oswestry	The site is considered suitable; achievable; and viable (subject to any further necessary viability assessment) for residential development. The site is considered to be not currently available, but is likely to become so. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0						22						0	0

SLAA Site		Suitability, Availability, Achievability (including Viability) Assessment		
SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
OSW005	Roy Evans Garage, Oak Street, Oswestry	The site is in a suitable location for residential development, subject to appropriate assessment and management of physical, heritage and environmental factors. Specifically, the site is located within a conservation area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of a scheduled monument; one or more listed buildings; and a registered park/garden, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has previously been submitted for inclusion within the SHLAA. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW043	Welsh Border Meats, Willow Street, Oswestry	The site is located on the edge of the town centre within the Oswestry development boundary. The surrounding area contains a mix of uses including many residential properties. As such it is an appropriate location for residential development. The site is within proximity of one or more listed buildings; a conservation area; a scheduled monument; and a registered park and garden. Development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW045	Autocare, King Street, Oswestry	This brownfield site is suitable for development, subject to assessment and management of identified constraints. Specifically the site is located within a conservation area. Therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of one or more listed buildings and a scheduled monument. Development is therefore subject to an assessment of impact on the significance of the setting of this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in proximity of a wildlife site. Development is subject to an assessment of the impact on this locally designated site.. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been the subject of a series of lapsed Planning Permissions for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW051	Weston Lane, Oswestry	The site is located within the Oswestry development boundary adjacent to sites allocated for housing development. Therefore open market residential development on the site is likely to be appropriate. However, the ability to provide an appropriate access into the site is subject to highway approval. Furthermore, the site is within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
PYC002	Penylan, Penygarreg Lane, Pant	Brownfield site within development boundary so suitable in principle, subject to material considerations. Material considerations include any physical, environmental or heritage constraints present. For instance the site is within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site.. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. The site is within 300m of grade 2 listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	The site has been the subject of a lapsed Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

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

SLAA Site		Summary	Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
SLAA Site Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
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						0	0
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						0	0
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						0	0
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						0	0
PYC002	Penylan, Penyarreg 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						0	0

SLAA Site		Suitability, Availability, Achievability (including Viability) Assessment		
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 Permission (19/02458/FUL) granted for 2 dwellings on part of the site.
SHF004	Land to the rear of Jaspers, Shrewsbury Road, Shifnal	The site is located on the edge of the town centre of Shifnal, within its development boundary. As such it is a suitable location for open market residential development. However, this excludes a small portion of the site, along its eastern boundary which is located within flood zones 2 and/or 3. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is located within a conservation area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. Additionally the site is adjacent to a TPO, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also in proximity of a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The ability to provide an appropriate access is subject to highway approval.	This site has previously been the subject of Planning Applications (most recently refused in 2005) for the demolition of existing buildings (beyond the identified site area) and erection of 28 dwellings. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHF016	St Peter's Youth Club, Bridgnorth Road, Shifnal	The site is located within the development boundary and a predominantly residential area therefore the principle of open market residential uses on the site is accepted. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is in proximity of a conservation area and several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is not currently available but will become so in the future; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHF021	West of Lamledge Lane and Shifnal College and North of Shifnal Industrial Estate, Shifnal	The site is located within the Shifnal development boundary. The eastern portion of the site is unallocated. The western portion of the site is allocated for employment uses and the preference would be for employment uses upon it, however it is recognised that the wider employment allocation has been granted Planning Permission for a mixed residential and care home scheme, therefore open market residential uses on this component of the site is also likely to be appropriate. The ability to provide an appropriate access is subject to highway approval.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHF027	Garage off Bradford Street, Shifnal	The site is located within the Shifnal development boundary and its frontage is within the town centre. As a result there would be an expectation that ground floor uses may be more appropriate for retail and town centre uses. Open market residential uses on upper floors would be supported. The site does have potential for open market residential on the ground floor subject to demonstration of compliance with current policy (that residential uses on the ground floor would support the regeneration of the town centre) or long term potential subject to appropriate policy changes. Suitability is also subject to and management of any physical, heritage and environmental constraints. For instance as a former garage site investigation and remediation or any contamination would be required. The site is within proximity of a conservation area and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

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

SLAA Site		Summary	Years 1-5: Forecasting at 31st March 2023					Years 6-10: Forecasting at 31st March 2023					Years 11-15: Forecasting at 31st March 2023					Post Local			
SLAA Site Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan 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. 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						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						0	0
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						0	0
SHF021	West of Lamledge Lane and Shifnal College and North of Shifnal Industrial Estate, Shifnal	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment.						0						6						0	0
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						0	0

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

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

SLAA Site		Summary	Years 1-5: Forecasting at 31st March 2023					Years 6-10: Forecasting at 31st March 2023					Years 11-15: Forecasting at 31st March 2023					Post Local			
SLAA Site Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan Period
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						0	0
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						0	0
SHR011	Land at the Elms, Belvidere, Shrewsbury	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically TPO's on site, impact on Grade 2 Listed Building 'The Elms' and satisfactory access. If suitable mitigation of the identified constraints were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0						15						0	0
SHR014	Site at New Zealand House, Abbey Foregate, Shrewsbury	The site is considered viable and achievable (subject to any further necessary viability assessment). It is not currently considered to be available, but is it considered that it is likely to become available in the future. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The element of the site located outside flood zones 2 and/or 3 is considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically heritage 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. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0						14						0	0
SHR015	Land at Whitehall, Shrewsbury	The site is considered likely to become available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site contains listed buildings, is located in a conservation area and proximity of other heritage assets. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0						30						0	0

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

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

SLAA Site		Summary	Years 1-5: Forecasting at 31st March 2023					Years 6-10: Forecasting at 31st March 2023					Years 11-15: Forecasting at 31st March 2023					Post Local			
SLAA Site Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	Plan 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						0	0
SHR211	Land at Hollydene, Shrewsbury	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						5						9						0	
SHR217	The Pitch and Putt, Shrewsbury	Planning Permission (22/03877/FUL) granted for a mixed use development on the site, this includes an 80 bedroom residential care home. The ratio applied to communal accommodation will be based on the national average number of adults in all households, with a ratio of 1.8. 80/1.8 = 44 dwellings.						44						0						0	0
WEM018	Land behind 18-34 Aston Road, Wem	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.						0						38						0	0
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						0	0

Total Years 1-5:	123	Total Years 6-10:	409	Total Years 11-15:	104
10% Allowance Years 1-5:	12	10% Allowance From Years 1-5 Carried Forward:	12	10% Allowance From Years 6-10 Carried Forward:	42
Total After 10% Allowance:	111	Total After Addition of 10% Allowance From Years 1-5:	421	Total After Addition of 10% Allowance From Years 6-10:	146
		10% Allowance Years 6-10:	42	10% Allowance Years 11-15:	15
		Total After All Allowances:	379	Total After All Allowances:	132

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

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

Site Details			Deliverability	Capacity			Years 1-5: Forecasting at 31st March 2023						Years 6-10: Forecasting at 31st March 2023						Years 11-15: Forecasting at 31st March 2023						Post Local Plan Period
Reference	Address	Proposal		Net Dwellings	Net Completions	Net Outstanding	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total	
Groton Farm Road, Marton	Groton Farm Road, Marton	Formation of 10 dwellings.	Planning Application (23/02145/FUL) pending decision with a resolution to grant consent subject to S106 agreement.	10	0	10					10						0						0	0	
North West Of Pleasant View, Rowley	North West Of Pleasant View, Rowley	Formation of 2 dwellings.	Planning Application (22/04011/OUT) granted post 31st March 2023.	2	0	2					2						0						0	0	
Ashford Bank, Claverley	Ashford Bank, Claverley	Formation of 12 dwellings.	Planning Permission (23/00967/FUL) granted post 31st March 2023.	12	0	12					12						0						0	0	
Bull Ring, Claverley	Bull Ring (Phase 2), Claverley	Formation of 4 dwellings.	Planning Application (22/05723/FUL) pending decision subject to S106 legal agreement.	4	0	4					4						0						0	0	
Meadowbrook Close, 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						0	0	
Ditton Priors CLT	Ditton Priors CLT	Formation of 20 dwellings.	Scheme now worked up. Planning Application to be submitted shortly.	20	0	20					20						0						0	0	
Crosmere Cockshutt	Crosmere, Cockshutt	Formation of 1 bungalow.	Planning Permission (23/03103/OUT) granted post 31st March 2023.	1	0	1					1						0						0	0	
North of Hazelwells Road, 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						0	0	
Sutton Upon Tern CLT	Sutton Upon Tern CLT	Formation of 8 dwellings.	Steering group formed and work is progressing.	8	0	8					8						0						0	0	
Albert Park Rd, Shrewsbury	Albert Park Rd, Shrewsbury	Formation of 12 dwellings and 14 apartments.	Planning Application (20/05217/FUL) granted post 31st March 2023.	26	0	26					26						0						0	0	
West of Merrington Road, Bomere Heath	West of Merrington Road, Bomere Heath	Formation of 20 dwellings.	Planning Application (23/02934/FUL) pending consideration.	20	0	20					20						0						0	0	
Weston Court, Featherbed Lane, Shrewsbury	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						0	0	
William Farr House, Shrewsbury	William Farr House, Shrewsbury	Formation of 68 apartments and 10 bungalows.	Planning Application (23/03843/FUL) pending consideration.	78	0	78					78						0						0	0	
Adjacent to Professional Centre, Wem	Land adjacent to the Professional Centre, Wem	Formation of 5 dwellings.	New scheme now being worked up following the withdrawal of Planning Application 23/03442/FUL. A new Planning Application to be submitted shortly.	5	0	5					5						0						0	0	
Edinburgh House, Wem	Edinburgh House, Wem	Formation of 28 dwellings and office space.	Planning Permission (23/00873/FUL) granted at appeal post 31st March 2023.	28	0	28					28						0						0	0	
Myddle CLT	Godings Lane, Harmer Hill, Myddle CLT	Formation of 10 dwellings.	Steering group formed and Planning Application being worked up to be submitted shortly.	10	0	10					10						0						0	0	
Sandhurst Meadows, Shrewsbury	Sandhurst Meadows, Shrewsbury	Formation of 14 dwellings and a community facility.	Scheme being worked up with Planning Application expected in 2023.	14	0	14					14						0						0	0	

Total Years 1-5:	274	Total Years 6-10:	0	Total Years 11-15:	0
10% Allowance Years 1-5:	27	10% Allowance From Years 1-5 Carried Forward:	0	10% Allowance From Years 6-10 Carried Forward:	3
Total After 10% Allowance:	247	Total After Addition of 10% Allowance From Years 1-5:	27	Total After Addition of 10% Allowance From Years 6-10:	3
		10% Allowance Years 6-10:	3	10% Allowance Years 11-15:	0
		Total After All Allowances:	25	Total After All Allowances:	2

Appendix I. Windfall Sites

	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Small Sites Windfall Allowance				299	299	598	299	299	299	299	299	1,495	299	299	299	299	299	1,495

Appendix J. Lapsed Permissions

Site Details		Suitability, Availability, Achievability (including Viability) Assessment				
Reference	Address	Suitability	Availability	Achievability	Viability	Summary
18/04532/FUL	Cape Of Good Hope, Billingsley, Bridgnorth, Shropshire, WV16 6PG	Application previously approved on the site (18/04532/FUL). Brownfield site.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	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.
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.	Application previously approved on the site (13/02623/FUL). Brownfield site within the settlement boundary.
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.	Application previously approved on the site (10/01319/FUL)
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.	Previously approved application for 10 dwellings.
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.	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.
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.	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.
10/00968/FUL	Phoenix Garage, Great Hales Street, Market Drayton	Brownfield site within the settlement boundary. Application previously approved on the site (10/00968/FUL). More recent Planning Applications have been submitted -13/01162/FUL was withdrawn, but was at that time recommended for approval. -22/01176/FUL was refused for a number of reasons including lack of information, overdevelopment of the site and lack of open space. A planning appeal is currently in progress. It is considered that a suitable and viable scheme can be identified for the site.	The site is understood to remain available for development. Recent planning activity supports this position.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 14 dwellings. The site is 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.	Previously approved application for 6 dwellings. Part brownfield part greenfield site.
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.	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.

Appendix J: Lapsed Permissions

Site Details		Approximate Capacity	Years 1-5: Forecasting at 31st March 2023					Years 6-10: Forecasting at 31st March 2023					Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period			
Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36		2036/37	2037/38	Total
18/04532/FUL	Cape Of Good Hope, Billingsley, Bridgnorth, Shropshire, WV16 6PG	5						0						5						0	0
13/02623/FUL	Land At Broseley Social Club, Bank House, High Street, Broseley, Shropshire, TF12 5EZ	6						0						6						0	0
10/01319/FUL	Land At 1 Pinkham, Cleobury Mortimer	9						0						9						0	0
11/02801/OUT	Land at Wilton Lodge, Clun Road, Craven Arms	10						0						10						0	0
11/04589/EIA	Wharf Road, Ellesmere, Shropshire	50						0						50						0	0
16/04032/FUL	9 Tower Street, Ludlow, SY8 1RL	10						0						10						0	0
10/00968/FUL	Phoenix Garage, Great Hales Street, Market Drayton	14						0						14						0	0
10/01264/FUL	The Stables, Prospect Road, Market Drayton	6						0						6						0	0
10/04004/OUT	Land adjacent to St Marys Croft, Berrisford Road, Market Drayton	6						0						6						0	0

Site Details		Suitability, Availability, Achievability (including Viability) Assessment				
Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	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.
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.	Previously approved application for 6 dwellings. Known interest in developing the site. Likely in the longer term.
15/03221/REM	Storage Land At Station Yard, Pipe Gate, Market Drayton, Shropshire	Application previously approved on the site (15/03221/REM). Site within the settlement boundary.	Known interest in developing the site including a NMA to the lapsed consent in 2021. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward.	Previously approved application for 11 dwellings. 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.	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. $70/1.8 = 39$.
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.	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.
13/04841/FUL	The Uplands, Shifnal, Shropshire, TF11 9HA	Application previously approved on the site (13/04841/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 29 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.
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.	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.
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.	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.
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.	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.
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.	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.

Appendix J: Lapsed Permissions

Site Details		Approximate Capacity	Years 1-5: Forecasting at 31st March 2023					Years 6-10: Forecasting at 31st March 2023					Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period			
Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36		2036/37	2037/38	Total
11/00983/FUL	6 St Marys Street, Market Drayton	5						0						5						0	0
13/03051/FUL	117 Cheshire Street, Market Drayton, Shropshire, TF9 1AE	6						0						6						0	0
15/03221/REM	Storage Land At Station Yard, Pipe Gate, Market Drayton, Shropshire	11						0						11						0	0
19/01639/FUL	Vicon Works, Milton Drive, Market Drayton, Shropshire, TF9 3SP	39						0						39						0	0
10/04555/FUL	Hall Farm, Lutwyche, Much Wenlock	6						0						6						0	0
13/04841/FUL	The Uplands, Shifnal, Shropshire, TF11 9HA	29						0						29						0	0
11/01476/FUL	Oakshall Farm, Plealey, Shrewsbury	5						0						5						0	0
11/02325/FUL	Land at 1 Forge Way, Dorrington, Shrewsbury	5						0						5						0	0
13/00022/OUT	Bromfield, 66 Spring Gardens, Shrewsbury, Shropshire, SY1 2TE	9						0						9						0	0
14/04383/FUL	Princess House, The Square, Shrewsbury, Shropshire	50						0						50						0	0

Site Details		Suitability, Availability, Achievability (including Viability) Assessment				
Reference	Address	Suitability	Availability	Achievability	Viability	Summary
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.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	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.
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.	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.
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.	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.
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.	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.

Appendix J: Lapsed Permissions

Site Details		Approximate Capacity	Years 1-5: Forecasting at 31st March 2023					Years 6-10: Forecasting at 31st March 2023					Years 11-15: Forecasting at 31st March 2023					Post Local Plan Period			
Reference	Address		2023/24	2024/25	2025/26	2026/27	2027/28	Total	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2033/34	2034/35	2035/36		2036/37	2037/38	Total
17/02809/OUT	H M Prison, The Dana, Shrewsbury, Shropshire, SY1 2HR	40						0						40						0	0
18/03206/FUL	Car Park, The Dana, Shrewsbury, Shropshire	9						0						9						0	0
11/03574/FUL	Heath House Fam, Stanton Upon Hine Heath, Shrewsbury	6						0						6						0	0
14/01530/REM	67 Aston Street, Wem, Shropshire, SY4 5AU	6						0						6						0	0

Total Years 1-5:	0	Total Years 6-10:	336	Total Years 11-15:	0
10% Allowance Years 1-5:	0	10% Allowance From Years 1-5 Carried Forward:	0	10% Allowance From Years 6-10 Carried Forward:	34
Total After 10% Allowance:	0	Total After Addition of 10% Allowance From Years 1-5:	336	Total After Addition of 10% Allowance From Years 6-10:	34
		10% Allowance Years 6-10:	34	10% Allowance Years 11-15:	3
		Total After All Allowances:	302	Total After All Allowances:	30