Shropshire Council

Authority Monitoring Report (AMR)

Base Date: 31st March 2024

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Executive Summary

This Authority Monitoring Report (AMR) covers the Shropshire Council administrative area. The base date for this assessment is 31st March 2024. The AMR reviews Plan-making progress and assesses the implementation of adopted planning policies.

Context

Shropshire is a large, diverse but predominantly rural, inland county. The County is one of the most sparsely populated counties in England. It has atotal population of 323,608 (20219 Census, Office for National Statistics). Around 57.2% of Shropshire's total population live in villages, hamlets and dwellings dispersed throughout the countryside. The table below shows the population breakdown in key centres and Shrewsbury.

Table 1: Shropshire's Population in Key Centres & Shrewsbury

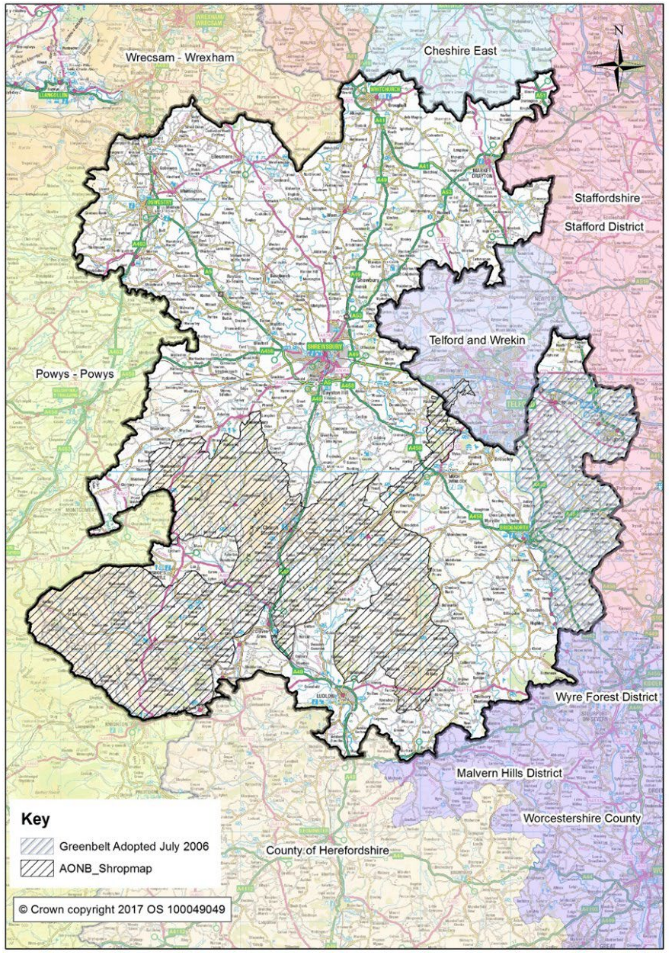
Built Up Area	2019 (Total Population)	% of Total Shropshire Population
Bridgnorth BUA	12,175	4%
Oswestry BUA	17,510	5%
Ludlow BUA	10,040	3%
Market Drayton BUA	12,060	4%
Shrewsbury BUA	76,015	23%
Whitchurch BUA	9,855	3%

The natural environment of Shropshire is very diverse; stretching from the Shropshire Hills National Landscape in the south through to the Shropshire plain in the north east. An area in the south east of the County that lies to the east of the River Severn and south of the A5, is located within the West Midlands Green Belt.

Plan Making

The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan(2015); and 'made' Neighbourhood Plans. The Shropshire Core Strategy (2011) sets out the Council's vision, strategic objectives, and broad spatial strategy to guide future development and growth in Shropshire to 2026. The SAMDev Plan (2015) seeks to deliver the vision, strategic objectives and broad strategy identified within the Core Strategy (2011).

Figure 1: Map of Shropshire



The Core Strategy and SAMDev Plan documents are available on the Shropshire Council website at: https://next.shropshire.gov.uk/planning-policy/adopted-local-plan/

Information on ‘made’ Neighbourhood Plans in Shropshire is available at: https://next.shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/

A draft Shropshire Local Plan (2016-2038) had been the subject of examination since September 2021. Unfortunately in March 2025 the inspectors concluded in their correspondence (ID48) that due to the amount of additional work required to address their soundness concerns, they were *“unable to apply our discretion in this case to allow the examination to continue.”* As such, they recommended the withdrawal of the draft Shropshire Local Plan or they would prepare their examiners' report finding the draft Shropshire Local Plan unsound.

The council recognised the only options provided by the inspectors resulted in the same outcome, the draft Shropshire Local Plan not proceeding to adoption. As such, in Mach 2025, officers responded to the inspectors (GC57), indicating there was little choice but to recommend to elected members that the draft Shropshire Local Plan be withdrawn from the examination, subject to Section 27 of the Town and Country Planning Act (as amended).

The decision to withdraw the draft Shropshire Local Plan was subsequently made by council on 17 July 2025. The council formally withdrew the draft Shropshire Local Plan from examination on 25 July 2025.

Due to transitional arrangements within the National Planning Policy Framework (NPPF), irrespective of the outcome of the examination of the now withdrawn Local Plan (2016-2038), a new Local Plan would need to be prepared for Shropshire.

Reflecting this, in February 2025 Cabinet approved a new Local Development Scheme (LDS) for Shropshire. This outlines the timescales for the preparation of the next Local Plan for Shropshire. This LDS explains that:

-Work will formally commence on the next Local Plan in January 2026.

-Consultations are expected to occur in Autumn 2026 and Autumn 2027.

-The draft document is expected to be submitted for examination in early 2028.

-The examination is scheduled to take 6 months, consistent with Government’s stated expectations.

-Adoption is envisaged to occur in Summer 2028.

Until such time as the next Local Plan is adopted, the adopted Development Plan will continue to form the starting point for decision making in Shropshire.

Creating Sustainable Places

This AMR is based on the monitoring framework established in the adopted Development Plan. As such it helps provide an indication of the effectiveness of adopted planning policies. It can also inform preparation of any new policies. To make the AMR easy to follow, indicators and supporting analysis/interpretation are presented on a thematic basis.

The key findings are summarised below:

Community Infrastructure Levy (CIL)

Community Infrastructure Levy (CIL) provides a fair and transparent means for ensuring that development contributes to the cost of infrastructurerequired to support development. At 31 December 2024, the total CIL collected and not allocated to a project was £26,501,182.68.

Meeting Housing Needs

In 2023/24:

- 1,477 dwellings were completed of which around 29% were on brownfield land.
- 337 were affordable dwellings were completed, of which 179 were for Affordable/Social Rented Tenure and 167 were in areas with populations of less than 3,000.
- Around 28 gypsy and traveller pitches were permitted over the five year period (2019/20-2023/24). The majority of approvals were for 1 pitch sites but ranged in scale up to 6 pitches. Gypsy and traveller sites, however, vary significantly in size, form, the number and type of caravans and supporting infrastructure (such as amenity buildings) with some pitches including extended family accommodation. A permanent site for a family Travelling Showperson Plot was also permitted to replace previous temporary provision.

A Prosperous Economy

The Local Plan currently provides a strategic employment land supply of 431 hectares(ha) to support employment development in Shropshire over the period from 2006 to 2026. In the period since the last monitoring report in 2020, there has been an increase of 17ha in the strategic employment land supply at 31st March 2024 to 431ha from 414ha (at 2020, as reported to the Draft Local Plan Examination). This includes completed development and land available for development with planning permission or allocated in the SAMDev Plan (2015) to deliver the 290ha employment land requirement in the Core Strategy (2011) to 2026.

The increase in the strategic land supply was achieved through the recovery from the Covid-19 pandemic and occurred alongside a short-term increase in the annual rate of delivery from 15hectares per annum(hpa) in 2016 to 2020 to 16hpa in the period 2020 to 2024. These short-term improvements in the rate of delivery produced a longer term increase in delivery from 9.6hpa to 12hpa which occurred from 2006 to 2024.

From 1st April 2006 to 31st March 2024, the Shropshire economy delivered 216ha of employment development comprising Class B uses and other employment generating uses. This scale of completed development at 216ha delivered +64ha of development above the 152ha delivered by 2020 now adjusted upwards from the 146ha reported in AMR 2020). This represents an average, annual rate of 12hpa from 2006 to 2024. This average, annual rate was increased by a 4 year short term average of 16hpa from 2020 to 2024. Monitoring after 2024 will determine whether the overall improvement in delivery from 2020 to 2024, where the average, annual rate of delivery was just below 16hpa, signals an upturn in the longer term pattern of investment in the Shropshire economy.

This delivery leaves a portfolio of employment land and premises of over 205ha, of which 135ha has planning permission and 70ha are allocated on employment sites identified in the SAMDev Plan. This 205ha supply can deliver the remaining requirement for 74ha (290ha-216ha) and also provide at least 131ha for planned development beyond the end of the Plan period at 2026.

The proportion of Class B2 and Class B8 development has been reducing over time from 68% in 2013, to 63% in 2017 to 58% in 2020. This proportionate reduction has been marked by an increase in the delivery of Class E(g) (former Class B1) uses. In the period from 2020 to 2024, this proportionate reduction has continued with Class B uses at 117ha falling to 54% of the 216ha of development in Shropshire. This comprised Class B2 uses at 67ha (35%) and Class B8 uses at 50ha (27%). This would indicate the principal Class B uses will continue to be balanced by the delivery of smaller scale Class E(g) land uses as a proportion of the completed employment development in Shropshire.

The reducing proportion of Class B2 and B8 uses is influenced by the continuing growth in the delivery of E(g) uses. These comprise Class E(g)(i) office uses (former Class B1a) at 34ha (16%) largely focused into Shrewsbury and the Market Towns, E(g)(iii) light industrial uses (former Class B1c) at 37ha (17%) and the latter emergence of E(g)(ii) research and development uses (former Class B1b) at 1.4ha (<1%). The delivery of Class E(g) uses were more limited in the early Plan period but now provide a balance of opportunity to the larger scale Class B uses.

Other Class E uses and Class F required 6ha of employment land and the loss principally to residential uses required a further 9ha of employment land. This indicates the potential long-term impacts of market demand for other land uses on the employment land supply in Shropshire. A loss of 9ha of employment land and floorspace to residential uses over 4 years represents an average rate of loss of 2.25hpa. Over a Plan period spanning 20 years, this would be around 45ha of land lost from the strategic employment land supply which would be a significant strategic matter when deciding an appropriate land provision to meet Shropshire's future development needs.

Minerals & Waste

Mineral resources from Shropshire supply both local markets and contribute specialist materials to regional and national markets.

The most recent Local Aggregate Assessment (1st January 2024 base date) (LAA), includes a forecast of future demand for aggregates, analyses existing aggregate supply, and then determines the 'balance' between demand and supply of aggregates. It concludes that sand & gravel and crushed rock aggregate resources have remained consistently above the minimum level required by national policy and guidance and sufficient reserves are available to demonstrate necessary landbanks (7 years for sand and gravel and at least 10 years for crushed rock). This has been supported by Shropshire Council's positive approach to planning applications to release planned and windfall material to maintain reserves and productive capacity.

The success of policies which support the increased use of alternative aggregate materials (recycled and secondary) remains difficult to measure because of the lack of data available.

In 2024, Government undertook a National Mineral Aggregate Survey, the results of which have recently been published.

Just under 1 million tonnes of waste was generated in Shropshire in 2018. Approximately 46% is generated by commercial and industrial businesses, a further 2% is classed as hazardous and a further 35% is from construction and demolition activity. Municipal waste which is collected by Shropshire Council amounts to only about 16%. Most of Shropshire's waste is managed locally. Of the waste generated in Shropshire, 47% is managed in the county and a further 39% is managed in neighbouring areas. Only 14% is managed in other parts of Englandand Wales.

Introduction

Adopted Development Plan

The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan(2015); and 'made' Neighbourhood Plans. The Shropshire Core Strategy (2011) sets out the Council's vision, strategic objectives, and broad spatial strategy to guide future development and growth in Shropshire to 2026. The SAMDev Plan (2015) seeks to deliver the vision,strategic objectives and broad strategy identified within the Core Strategy (2011).

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Reflecting this, in February 2025 Cabinet approved a new Local Development Scheme (LDS) for Shropshire. This outlines the timescales for the preparation of the next Local Plan for Shropshire (2025-2045). This LDS explains that:

- Work will formally commence on the next Local Plan in January 2026.
- Consultations are expected to occur in Autumn 2026 and Autumn 2027.
- The draft document is expected to be submitted for examination in early 2028.
- The examination is scheduled to take 6 months, consistent with Government's stated expectations.
- Adoption is envisaged to occur in Summer 2028.

Until such time as the next Local Plan is adopted, the adopted Development Plan will continue to form the starting point for decision making in Shropshire.

The Authority Monitoring Report

The requirement to produce an Authority Monitoring Report (AMR) is set out in Localism Act 2011 under section 113. Unlike under previous regulations, there is no longer a requirement to submit the AMR to the Secretary of State and report on a series of national 'core output' indicators. As such, the Shropshire Council AMR is based on the monitoring framework established in the adopted Development Plan.

Using this monitoring framework, the AMR can help to establish what has happened on the ground and how planning policies have affected newdevelopment. The AMR is a key part of the planning system and helps to address questions like:

- Are policies achieving their objectives and in particular are they delivering sustainable development?
- Have policies had unintended consequences?
- Are the assumptions and objectives behind policies still relevant?
- Are the targets being achieved?

As such it helps provide an indication of the effectiveness of adopted planning policies and can inform preparation of any new policies. In addition, this AMR also reports on the Council's progress in Neighbourhood Planning, Community Infrastructure Levy (CIL) and the Duty to Co-operate.

The base date for this AMR is **31st March 2024.** It includes a range of housing, employment, retail and environmental indictors with supportinganalysis and interpretation, presented on a thematic basis.

Layout of the Report:

The report is set out into three main sections:

- ***Section One:*** Sets out the context by giving an account of the characteristics of Shropshire and its relationship to adjoining areas.
- ***Section Two***: Reports on the planning policy context, including the Local Plan, Neighbourhood Planning, Community Infrastructure Levy (CIL), and cross boundary issues including the Duty to Co-operate.
- ***Section Three***: Summarises performance of the adopted Development Plan against appropriate monitoring indicators with a brief commentary, whereappropriate, to expand on the data presented. There is also a statement on the five year land supply, SHLAA, prevailing affordable housing target and employment.

Section 1: Context

Shropshire is a large, diverse but predominantly rural, inland county situated in the far western corner of the West Midlands, on the border with Wales. The Shropshire Council area covers 319,730 hectares, with 2% of the land area covered by the key centres and market towns and 98%covered by rural villages, hamlets, and countryside. A national satellite survey suggests that around 2% of Shropshire is built on, a further 1% isgreen urban land, 88% is farmed and 9% is natural land. Around one third of the County is upland, mostly to the south and west and almost 81,000 hectares are designated as the Shropshire Hills Area of Outstanding Natural Beauty (AONB). To the south east, land between the River Severn and the Shropshire border forms part of the West Midlands Green Belt.

With a total population of 323,608 *(2021 Census, Office for National Statistics (ONS))* Shropshire is one of the most sparsely populated counties in England with a population density of 1.01 persons per hectare compared to 4.34 persons per hectare nationally. The County's landscape is very diverse; stretching from the Shropshire Hills designated Area of Outstanding Natural Beauty in the south through to the Shropshire plain in the north east.

Communities:

People and Places

Of the total population of 323,608 (2021 Census, ONS) 56% live in the key centres and market towns and 44% live in dispersed rural villages, hamlets, and the countryside. Shrewsbury, the main commercial, cultural, and administrative centre, is the largest single settlement and contains 23% of the total population. The main market towns of Oswestry, Bridgnorth, Market Drayton, Ludlow and Whitchurch are much smaller together containing 19% of the total population. These smaller settlements provide a range of facilities and services for their resident communities and surrounding rural hinterlands. There are a further thirteen smaller market towns and key centres. In the rural areas population is spread widely and sparsely with many small settlements, hamlets, and dispersed dwellings within the countryside. Overall, 44% of the population live outside the key centres and market towns.

The 2021 Census (ONS) concluded 96.7% of Shropshire's population were White; 1.3% of were Asian, Asian British or Asian Welsh; 0.3% were Black, Black British, Black Welsh, Caribbean or African, 1.2% of Mixed or Multiple Ethnic Groups; and 0.4% were Other Ethnic Groups.

Deprivation

The Index of Multiple Deprivation 2019 (MHCLG) ranks 34,753 areas called lower super output areas (LSOAs) across England by the level of deprivation (1 being the most deprived). This encompasses where communities may have difficulties in accessing suitable housing. In Shropshire 9 LSOAs rank in the 20% most deprived LSOAs nationally (covering five areas of Shrewsbury, two adjoining areas in south / west Oswestry and one area in east Ludlow and east Market Drayton.) The 2021 Census population estimates reveal 4.5% (14,700) of Shropshire's total population reside in these 9 LSOAs. Just over half of the population (55%) live in the least deprived 50% of areas in the country.

Housing and Health

The 2021 Census (ONS) concluded that there were 139,583 households in Shropshire. Of these, 57,267 (41%) were detached; 46,762 (33.5%) were semi-detached; 21,998 (15.8%) were terraced; 12,390 (8.9%) were apartments; and 1,166 (0.8%) were caravans or equivalent.

The latest sub-national household projection prepared by the ONS is that at 2018, which pre-dated the results of the 2021 Census. This projection estimated that by 2043 there would be 178,200 households in the County. However, there is some uncertainty about the accuracy of this projection, given that it estimated there would be 144,748 households in Shropshire by 2021, whilst the subsequent 2021 Census concluded that there were actually 139,583. An updated sub-national household projection is anticipated in spring/summer of 2025, based on results from the 2021 Census.

Housing affordability is a key issue in Shropshire, with the most recent median workplace-based affordability ratio (2023 base date) indicating costs of 8.45, compared to the 8.26 average for England (ONS, March 2024). Although despite this, according to the 2021 Census, a significantly higher proportion of the population of Shropshire (69%) live in owned properties (including with a mortgage) than the national average (62%).

The 2021 Census (ONS) concluded 13% of Shropshire's household population resided in social rented housing from a local authority (LA) orregistered social landlord (RSL). Of the remainder, 69% lived in owned properties (including with a mortgage) and 18% in privately rented properties.

The Gypsy, Traveller and Travelling Showpersons Accommodation Assessment (2025) (GTAA) by arc[4] for Shropshire Council provides the latest available evidence of the accommodation needs of Gypsies and Travellers, Travelling Showpeople and boat dwellers across Shropshire.

The GTAA (2025) in considering the accommodation requirements of the Gypsy, Traveller and Travelling Showperson populations in Shropshire assesses pitch needs, including from: over occupation of pitches on existing sites; households on unauthorised sites; newly forming (emerging) households; and household movement. It also assesses authorised pitch supply, including from: unoccupied pitches on existing authorised public and private sites; and that from expected household dissolution and turnover. This analysis informs conclusions on accommodation requirements in Shropshire.

The GTAA identifies the need for 20 pitches in the first 5 years (from 2025/26 to 2029/30) and a total need over the period from 2025/26 to 2045/46 of 90 pitches. It then concludes that sufficient deliverable supply is available to meet needs over the first five years and includes recommendations on options for meeting needs over the longer term period.

With regard to transit pitches and Travelling Showperson plots, the GTAA (2025) identifies that there is no additional need for Travelling Showperson plots in Shropshire and that once the new transit site (which benefits from planning permission) is developed by the Council this will make public provision to help address transit need.

The GTAA (2025) indicates it is difficult to quantify boat dweller need and provides a qualitative picture of provision and demand for residential moorings.

The 2021 Census (ONS) demonstrates Shropshire has an ageing population, with 22.1% of residents aged 65-84 and 3.3% aged 85+. These are considerably higher than the national averages of 15.8% (65-84) and 2.4% (85+).

Life expectancy (79.7 years for males) and (83.6 years for females) in Shropshire is higher than the national average (79.3 years for males and 83.2 years for females) (ONS). As people live longer and more independently, their housing needs vary and more options are required.

Residents living with a long-term illness or disability may have a diverse set of housing needs. The 2021 Census (ONS) shows that 26.2% of households had one or more person classified as disabled under the Equality Act (or similar). The 2021 Census also indicated that 4.5% of Shropshire's household population viewed themselves as being in 'bad or very bad health'; 6.7% felt their day-to-day activities were 'limited a lot' due to a long-term illness or disability; and 10.2% were 'limited a little' due to a long-term illness or disability.

Education and Training

Educational attainment in Shropshire is high and consistently above the national average. Accessibility to further and higher education sites is akey issue in such a rural County. Currently, many young people leave Shropshire to undertake formal higher education courses and their out- migration is a serious problem for local economic development.

Community Safety

Shropshire is generally a low crime area. All types of recorded crime are greatest in the main centres of population. Fear of crime is low, with thevast majority of Shropshire residents feeling very safe within their neighbourhood.

Economy:

Employment

The characteristics of Shropshire's labour force and economy, in part, reflect the rural nature of the County. As of July 2024, Shropshire had an economically active resident population (aged 16-64 years) of 182,860 and 152,424 residents were in employment *(ONS 2021 Census).* Shropshire has a predominantly small business economy, with 90.1% of businesses employing fewer than 10 staff *(Interdepartmental Business Register, 2024, ONS).*

Health is the largest employment sector, accounting for 17.6% of Shropshire jobs. Retail (8.8%), accommodation & food services (8.8%) and manufacturing (10%) also all account for around one in ten jobs (BRES 2023, ONS). Unemployment rates are traditionally low, with the Claimant Count *(ONS/Department for Work and Pensions (DWP))* standing at 2.7% in October 2024 compared with 4.3% nationally

The Economic Growth Strategy for Shropshire 2022-2027 aims to:

- Provide the right tools and support to facilitate businesses to invest in research and development, relocate to Shropshire or expand and grow in their physical locations and workforce.
- Champion investment in wider infrastructure that underpins business investment, focused around town centres and high streets, business parks and growth corridors.
- Provide appropriate housing, connectivity, networks and workplace progression through training and upskilling, so the county has the right workforce to enable economic growth and prosperity and grows its working age population.

Town Centres

Shrewsbury is an important sub-regional centre in the West Midlands that serves a large catchment area encompassing Shropshire and a large area of mid-Wales. Retail accounts for 10.2% of employment in Shrewsbury, compared to 8.8% for Shropshire as a whole (BRES 2023, ONS). Oswestry is Shropshire's second largest employment centre and retail accounts for 16.5% of total employment which makes it the largest sector in the town.

The following table shows the breakdown of the town centre offer for Shropshire's main towns:

Table 2: Make-up of town centre units by function (Percent, %)

Type	Bridgnorth	Ludlow	Market Drayton	Oswestry	Shrewsbury	Whitchurch
Comparison	31%	37%	20%	24%	31%	33%
Convenience	8%	8%	7%	7%	4%	6%
Financial & Business Services	6%	12%	12%	10%	7%	9%
Restaurants & Takeaways	13%	11%	15%	11%	17%	14%
Retail Services	18%	14%	26%	21%	17%	19%
Tourism & Leisure	11%	7%	4%	7%	7%	7%
Vacant	10%	9%	13%	12%	11%	9%
Other	3%	2%	3%	8%	6%	3%

Source: Shropshire Council Town Centre Audits, September 2023

Tourism

Tourism is an important part of the Shropshire's economy, with over 10 million visitor trips in 2022. The sector was worth £767.23 to the Shropshire economy in 2022, which represents an increase of 8.9% compared with 2019. Overall, tourism directly supports over 8,400 full time equivalent and around a tenth of all Shropshire-based jobs are tourism related (STEAM Tourism Economic Impact Assessment 2022). Much of Shropshire's appeal is due to it being a tranquil rural area with attractive countryside and high quality local food products, where a range of leisure activities such as walking and cycling can be enjoyed.

Transport and Accessibility

Shropshire is linked to the national motorway system by the M54/A5 which runs east-west between Oswestry, Shrewsbury, Telford and the M6.This route, continuing to North Wales and Holyhead, is part of the Trans European Network. A number of rail lines provide links with the West Midlands, mid and south Wales, Cheshire, Merseyside, Manchester, and Herefordshire. Shrewsbury is a key rail hub. There are 16 rail stations in the County. Shropshire has a fairly extensive bus network. However, a dispersed population, long distances, and high levels of car ownershipin rural areas makes it difficult to provide bus services that are economical and convenient.

Environment:

Natural Environment

The great diversity of underlying rock types means that Shropshire possesses one of the richest and most varied landscapes in England. The countryside ranges from the gently undulating landscape in the north through the low-lying fertile valleys of the meandering River Severn and itstributaries to the distinct hills and open, windswept moorlands of the south. The nationally designated landscape of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) covers 23% of the county in the south. The Shropshire landscape is a key economic asset creating not onlyan attractive place to live and work but also an important tourist destination.

Historic Environment

Shropshire possesses a rich and important historic environment. Heritage assets range from Bronze Age ring ditches and Iron Age hill forts, to amajor Roman city at Wroxeter, Offa’s Dyke and important areas of industrial and archaeological interest, including part of the Ironbridge Gorge World Heritage Site and the Pontcysyllte Aqueduct and Canal World Heritage Site.

The richness of Shropshire’s historic environment is reflected in the number of designated heritage assets. There are 6,922 listed buildings, 437 Scheduled Monuments, 34 Registered Historic Parks and Gardens (including 3 which are cross-border) and a Registered Historic Battlefield.

The wider value of historic landscapes and townscapes is recognised through the designation of 127 Conservation Areas in Shropshire, together with the wealth of non-statutory undesignated heritage assets (c40,000) recorded on the Historic Environment Record.

Climate Change

Climate change is recognised as possibly the greatest threat facing the world today. Impacts that have been identified for Shropshire include: higher temperatures, with potentially a 4°c increase by 2080, increased winter rainfall of up to 20% by 2080 and decreased summer rainfall of upto 30% by 2050. These changes are expected to result in building and infrastructure damage from extreme weather events, loss of biodiversity and landscape character, and impact on agricultural practices leading to increased water demand and increased health risks from higher summer temperatures.

Water Environment

Flood risk is a key issue in Shropshire and in some areas is a significant constraint to new development. In addition to the River Severn and its tributaries, run-off has increased as agriculture has intensified and we have built more roads and houses, which has degraded the natural permeability of the landscape and reduced its capacity to retain water. The area contains significant quantities of groundwater which is used extensively to provide water for agriculture, industry, and local domestic supply. Heavy abstraction has resulted in falling groundwater levels and had an adverse impact on watercourses and wetlands.

Minerals and Waste

Shropshire Council is the Mineral Planning Authority (MPA) for Shropshire. Shropshire is an important area for mineral resources and has a significant mining heritage. Shropshire's mineral resources are supplied to both local markets and the wider area, particularly in the case of crushed rock, where materials supply both regional and national markets.

The most recent Local Aggregate Assessment (1st January 2024 base date) (LAA), includes a forecast of future demand for aggregates, analyses existing aggregate supply, and then determines the 'balance' between demand and supply of aggregates. It concludes that sand & gravel and crushed rock aggregate resources have remained consistently above the minimum level required by national policy and guidance and sufficient reserves are available to demonstrate necessary landbanks (7 years for sand and gravel and at least 10 years for crushed rock).

This has been supported by Shropshire Council's positive approach to planning applications to release planned and windfall material to maintain reserves and productive capacity.

The success of policies which support the increased use of alternative aggregate materials (recycled and secondary) remains difficult to measure because of the lack of data available.

In 2024, Government undertook a National Mineral Aggregate Survey, the results of which have recently been published.

Shropshire Council is also the Waste Planning Authority (WPA) for Shropshire. Whilst recycling and energy recovery from household waste has dramatically reduced reliance on landfill in Shropshire, a substantial proportion of our commercial waste is still being landfilled.

However, there is now only one small landfill site operating in Shropshire, with most landfill waste now sent for disposal in adjacent WPA's, particularly Staffordshire and Telford and Wrekin.

Section 2: Planning Policy Context

Adopted Development Plan

The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan(2015); and the 'made' Neighbourhood Plans. The Shropshire Core Strategy (2011) sets out the Council's vision, strategic objectives, and broad spatial strategy to guide future development and growth in Shropshire to 2026. The SAMDev Plan (2015) seeks to deliver the vision,strategic objectives and broad strategy identified within the Core Strategy (2011).

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'Made' Neighbourhood Plans form part of the adopted Development Plan for the area in which they cover, known as the Neighbourhood Area,providing local distinction. Information on 'made' Neighbourhood Plans in Shropshire is available at: https://next.shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/

Local Plan Review

In February 2025 Cabinet approved a new Local Development Scheme (LDS) for Shropshire. This outlines the timescales for the preparation of the next Local Plan for Shropshire (2025-2045). The timescales and key milestones for this Local Plan Review are documented within the Local Development Scheme (LDS), available via: https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/local-development-scheme-lds/

In summary, this LDS explains that:

-Work will formally commence on the next Local Plan in January 2026.

-Consultations are expected to occur in Autumn 2026 and Autumn 2027.

-The draft document is expected to be submitted for examination in early 2028.

-The examination is scheduled to take 6 months, consistent with Government's stated expectations.

-Adoption is envisaged to occur in Summer 2028.

As the preparation of the next Local Plan progresses, further information will be made available on the Council website at: https://next.shropshire.gov.uk/planning-policy/next-local-plan/

Until such time as the next Local Plan is adopted, the adopted Development Plan will continue to form the starting point for decision making in Shropshire.

Supplementary Planning Documents (SPD)

Supplementary Planning Documents (SPD's) provide guidance to support understanding and application of policies in the Development Plan. They also form a material consideration in the planning application process.

In July 2023, the Council adopted a new SPD on the Ironbridge Gorge World Heritage Site. This document supports the understanding and application of policies in the adopted Development Plan. The document was jointly prepared and consulted upon with Telford & Wrekin Council, using a methodology consistent with both Council's Statements of Community Involvement (SCI). This approach was taken as the World Heritage Site spans the border between the two Authorities.

World Heritage Sites are internationally important heritage assets that are inscribed (or designated) by UNESCO due to their Outstanding Universal Value (OUV). The Ironbridge Gorge World Heritage Site was inscribed by UNESCO in 1986. It stands as a testament to the area's pioneering spirit during the Industrial Revolution. Its outstanding universal value is reflected in its historical sites, stunning landscape, and rich social history.

Shropshire Council is also preparing a series of SPDs related to Design. These documents will support the understanding and application of policies in the adopted Development Plan.

Information on SPDs in Shropshire is available on the Council website at: https://next.shropshire.gov.uk/planning-policy/supplementary-planning-documents-and-guidance/

Neighbourhood Planning

Neighbourhood planning was introduced by the Localism Act 2011 and the provisions came into force on 6 April 2012. It allows communities theopportunity to shape development in their areas through the production of Neighbourhood Development Plans (often referred to simply as Neighbourhood Plans), Neighbourhood Development Orders and Community Right to Build Orders.

Neighbourhood Plans provide an opportunity for members of a community to take a more 'hands on' role in the planning for and shaping the future of their neighbourhood. It enables communities to develop a shared vision for their neighbourhood and deliver the sustainable development they need through planning policies relating to the development and use of land. Crucially, Neighbourhood Plans must be in conformity with the adopted / emerging Development Plans and national policy.

Neighbourhood Plans are instigated and prepared by local communities with support from Shropshire Council. They include extensive community engagement and will be looked at by an independent examiner to consider how the plan fits in with local and national planning policies. They form part of the adopted Development Plan for that specific area on adoption by Shropshire Council.

Where a community wants to take up the opportunities offered by neighbourhood planning, the legislation enables 3 types of organisation, knownas qualifying bodies, to lead it:

1. A parish or town council;
2. A neighbourhood forum; or
3. A community organisation.

In a designated neighbourhood area which contains all or part of the administrative area of a Town or Parish Council, the Town or Parish Council is responsible for neighbourhood planning.

As the Local Planning Authority for Shropshire, Shropshire Council has a duty to support the Neighbourhood Plan process. A local planningauthority must:

1. Take decisions at key stages in the neighbourhood planning process (including the designation of a neighbourhood area) within the time limitsthat apply.
2. Provide advice or assistance to a Town or Parish Council, neighbourhood forum or community organisation that is producing a neighbourhood plan or Order.

Shropshire Council has always taken a positive and proactive approach to Neighbourhood Plans and has sought to work constructively with local areas to advance their aspirations.

'Made' Neighbourhood Plans form part of the adopted Development Plan for the area in which they cover, known as the neighbourhood area. In Shropshire, as of March 2024 there were seven 'made' Neighbourhood Plans. These are for Broseley, Cleobury Mortimer, Much Wenlock, Pontesbury, Shifnal, Stoke upon Tern, and Woore. Neighbourhood Plans have subsequently been 'made' for Bishops' Castle and the Three Parishes (Adderley, Moreton Say and Norton in Hales).

These 'made' Neighbourhood Plans form part of the adopted Development Plan for their specific areas.

Bishops' Castle Neighbourhood Plan

The Bishops' Castle Neighbourhood Plan was adopted by Shropshire Council on 18 July 2024.

Broseley Neighbourhood Plan

The Broseley Neighbourhood Plan was adopted by Shropshire Council on 15 December 2022.

Cleobury Mortimer Neighbourhood Plan

The Cleobury Mortimer Neighbourhood Plan was adopted by Shropshire Council on 21 March 2024.

Much Wenlock Neighbourhood Plan

The Much Wenlock Neighbourhood Plan was adopted by Shropshire Council on 17 July 2014. A review of this Neighbourhood Plan is at an advanced stage, with a draft currently subject to examination.

Pontesbury Neighbourhood Plan

The Pontesbury Neighbourhood Plan was adopted by Shropshire Council on 14 December 2023.

Shifnal Neighbourhood Plan

The Shifnal Neighbourhood Plan was adopted by Shropshire Council on 15 December 2016.

Stoke upon Tern Neighbourhood Plan

The Stoke upon Tern Neighbourhood Plan was adopted by Shropshire Council on 15 July 2021.

Three Parishes Neighbourhood Plan

The Three Parishes Neighbourhood Plan was adopted by Shropshire Council on 26 September 2024.

Woore Neighbourhood Plan

The Woore Neighbourhood Plan was adopted by Shropshire Council on 25 July 2019.

Emerging Neighbourhood Plans

Several other Neighbourhood Plans are at various stages of preparation.

Shropshire Council has approved applications for the following areas to be an appropriate basis for the development of a Neighbourhood Plan:

- The Civil Parish of Bayston Hill applied for by Bayston Hill Parish Council.
- The Civil Parish of Bicton applied for by Bicton Parish Council.
- The Civil Parish of Burford applied for by Burford Parish Council as part of the joint cross-border Burford and Tenbury Wells (Malvern HillsDistrict Council) Neighbourhood Plan, (lead authority Malvern Hills District Council).
- The Civil Parish of Church Stretton applied for by Church Stretton Town Council.
- The Civil Parish of Clive applied for by Clive Parish Council.
- The Civil Parish of Condover applied for by Clive Parish Council.
- The Civil Parish of Longden applied for by Longden Parish Council.
- The Civil Parish of Market Drayton and surrounding areas applied for by Market Drayton Town Council.
- The Civil Parish of Sheriffhales applied for by Sheriffhales Parish Council.
- The Civil Parish of Tasley applied for by Tasley Parish Council.
- The Civil Parish of West Felton applied for by West Felton Parish Council.
- A review of the Much Wenlock Neighbourhood Plan which applies to the Civil Parish of Much Wenlock is ongoing.

Community Led Plans

In addition to the formal Neighbourhood Plans, there are also numerous other forms of Community Led Plans in Shropshire, including such documents as informal Neighbourhood Plans, Town and Parish Plans, and Village Design Statements. Although these do not have the statutory status of a 'made' Neighbourhood Plan, Shropshire Council does give them due consideration as a material consideration in the Planning Application decision making process.

For further information on community led plans, including 'made' Neighbourhood Plans, please refer to the Shropshire Council website at: https://next.shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/Place Plans

Place Plans

Place Plans are documents which focus on local infrastructure needs in communities across the County. Infrastructure includes utilities such aselectricity, gas, and water, as well as other things such as roads, schools, open spaces, flood defences, broadband, health facilities, leisure facilities, and more. As such they are a key source of evidence for local planning and directly inform the Strategic Infrastructure ImplementationPlan.

There are 18 Place Plan areas in Shropshire, usually (although not always) focussed on a market town and its surrounding rural communities. Each Place Plan looks at infrastructure needs within that specific Place Plan area.

The overarching aim of the Place Plans is:

- To enable Shropshire Council and its partners, working closely with local Elected Members and Town and Parish Councils, to deliver the infrastructure needs of our communities.

The objectives of the Place Plans are:

- To develop a clear picture and understanding of the Place Plan area.
- To identify and prioritise infrastructure needs within the Place Plan area.
- To identify lead partners, supporting partners, and funding opportunities (where possible) to deliver those infrastructure needs.
- To feed into Shropshire's Strategic Infrastructure and Investment Plan for the county as a whole.
- To feed into Shropshire Council's Corporate Plan and Service Plans.
- To provide an evidence base to be used in the allocation of Community Infrastructure Levy (CIL) funding.

The information used to develop the Place Plans is taken from many different places – from local conversations right through to updates from national utility companies. Place Plans are reviewed regularly and as such, are 'live' documents informed by conversations with town and parish councils, and with infrastructure and service providers.

For more information on Place Plans please visit: https://next.shropshire.gov.uk/place-plans

Strategic infrastructure priorities and the approach to funding their delivery are identified within the Strategic Infrastructure and Investment Plan. The latest Strategic Infrastructure and Investment Plan is available on the Council website at: https://next.shropshire.gov.uk/planning-policy/infrastructure-planning/

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) provides a fair and transparent means for ensuring that development contributes to the cost of infrastructure required to support development. In Shropshire, only new market housing of any size and residential extensions over 100sqm areliable to pay CIL. Shropshire Council adopted the CIL on 1st January 2012 following Examination in 2011 and, in so doing, became the second local authority in the country to adopt it.

During the period 1st April 2019 to 31st March 2024 the following CIL information is applicable:

Table 3: CIL Totals for 2019-20, 2020-21, 2021-22, 2022-23 and 2023-24

	2019-20	2020-21	2021-22	2022-23	2023-24
Total CIL Collected	£8,590,393.00	£7,894,955.59	£8,230.556.44	£8,948,603.22	£7,881,074.60
CIL Spend	£1,572,131.00	£3,450,374.76	£3,522,733.91	£7,312,003.63	£3,210,702.67
Administration (5%)	£551,408.00	£394,747.78	£411,527.82	£447,430.16	£394,053.73
Neighbourhood Fund total	£1,263,692.00	£1,265.22.43	£1,182.860.15	£1,314.321.79	£1,151.471.80

The CIL receipts over this period show increasing CIL revenues reflecting that more development liable for CIL has commenced. A full income and expenditure table for the reporting years can be found in Appendix 3. Further information on the CIL, and on-going updates on CIL receipts/expenditure, can be found via: https://next.shropshire.gov.uk/planning-policy/developer-contributions/community-infrastructure-levy-cil/

Cross Boundary Issues

Duty to Co-operate

The Localism Act and the National Planning Policy Framework (NPPF) place a duty on Local Planning Authorities and other prescribed bodies toco-operate with each other to address strategic planning issues relevant to their areas.

Shropshire Council undertook effective joint working under the ‘Duty to Cooperate’ with relevant Local Planning Authorities and other prescribed bodies in the preparation and implementation of the adopted Development Plan.

As part of the preparation of the next Local Plan process, Shropshire Council is committed to effective and on-going collaborative working under the 'Duty to Cooperate' with relevant Local Planning Authorities and other prescribed bodies in order to address relevant strategic planning issues and comply with the 'Duty to Cooperate'.

West Midland Combined Authority

Shropshire Council is a 'non-constituent' member of the West Midlands Combined Authority (WMCA). This role enables further collaboration with stakeholders at a regional / sub-regional level, and with Government at a national level. This collaboration will support long term policy planning through the plan making process and support the development and realisation of economic growth strategies for Shropshire.

Marches Forward Partnership

Shropshire Council is also a member of the Marches Forward Partnership, a ground-breaking Partnership covering English and Welsh neighbouring councils (Shropshire, Monmouthshire, Powys and Herefordshire Councils). Its purpose is to support joint applications for funding from Government and unlock investment on major projects to benefit the Marches region - the rural economy and green growth are top of this agenda.

Minerals and Waste

Shropshire Council proactively engages in the West Midlands Aggregate Working Party (AWP) and the West Midlands Resource Technical Advisory Body (RTAB). Engagement with these bodies is supplemented through regular contact with other minerals and waste planning authorities and local representatives of the minerals and waste industries.

Local authority members of RTAB have agreed a 'Duty to Cooperate' Protocol as a formal part of the group's role.

Shropshire Council's latest Local Aggregates Assessment was directly informed by feedback from the AWP. This is available on the Shropshire Council website at: https://next.shropshire.gov.uk/planning-policy/monitoring/local-aggregates-assessment/

The Environment chapter of Section 4 of this document provides further information on minerals and waste.

Section 3: Policy Performance

A) Creating Sustainable Places

It is important to note at the outset that the adopted Development Plan should be read as a whole.

'Creating Sustainable Places' is at the heart of the adopted Development Plan. The **'Creating Sustainable Places'** section of the Core Strategy and associated sections of the SAMDev Plan, set out the overall approach to delivering socially inclusive, economically vibrant and environmentally friendly places. Subsequent sections of the Core Strategy, '**Meeting Housing Needs', 'A Prosperous Economy'** and **'Environment'** and associated sections of the SAMDev, expand on these themes.

For clarity and reflecting the thematic approach for reporting indicators within this AMR, the residential, economic, and environmental elements ofthis section of the Core Strategy, and the association section of the SAMDev Plan, are reported under these subsequent sections.

Ensuring development is well designed and sustainable is equally important in **'Creating Sustainable Places'**. The following indicators relate topolicies CS6 to CS9 which relate to sustainable design, communications and transport, facilities/services, and infrastructure.

Sustainable Design

Sustainable design is a theme running through the adopted Development Plan.

Policy CS6: Sustainable Design and Development Principles of the Core Strategy, **Policy MD2: Sustainable Design and the SettlementPolicies (S1-S18)** of the SAMDev Plan and other relevant policies reference the importance of local design guidance in decision making.

Shropshire Council encourages and supports the preparation of local design guidance as part of Community Led Plans, which can represent'material considerations' within the planning process. For further information on Community Led Plans in Shropshire, please visit: https://next.shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/

Policy CS6: Sustainable Design and Development Principles of the Core Strategy, **Policy MD2: Sustainable Design and Development and the Settlement Policies (S1-S18)** of the SAMDev Plan and other relevant policies also set out the policy approach to ensure developmentproposals incorporate quality design, respect surrounding's context and character, and safeguard the amenity of adjacent occupiers.

Shropshire Council understands the value of sustainable design and further Supplementary Planning Documents will be produced to further enhance the design of new development.

Transport

Policy CS7: Communications and Transport of the Core Strategy and other relevant policies require the maintenance and improvement of integrated, accessible, attractive, safe, and reliable communication and transport infrastructure to ensure a sustainable pattern of development.

Shropshire Council is currently developing the fourth Local Transport Plan (LTP4) for Shropshire. The Local Transport Plan process is the key mechanism through which Local Authorities can set out the long-term strategy for highways, transport, and mobility. Transport and highways are vital to ensuring that everyone can have access to their daily needs and activities. They have a significant role to play in place-making, supporting communities, building the economy, protecting the environment, and promoting good health. It is currently planned that LTP4 will be complete by March 2022. LTP4 will include a series of performance indicators that can be used to help monitor **Policy CS7: Communications and Transport**.

Information on Shropshire Council's Highway Asset Management performance can be accessed via the following

link: https://next.shropshire.gov.uk/roads-and-highways/plans-policies-and-strategies/asset-management/

There is likely to be a proportionally higher number of people Killed or Seriously Injured (KSI) in road accidents in Shropshire as a result of its road network. The current trend is that more KSI casualties are occurring on rural 60mph and national speed limit roads, of which there are many in the County. This is in common with other rural counties. In Shropshire, the rolling 3-year KSI average in road accidents has declined since March 2020 to stand at 126.3 per 100,000 population (provisional data) in Q2 2024/25. More information on the KSI data on the roads in Shropshire is available at: https://shropshireperformance.inphase.com/Detail/243_2145

Infrastructure

Policies CS1: Strategic Approach, CS3: Market Towns and Other Key Centres, CS4: Community Hubs and Community Clusters, CS7: Communications and Transport, CS8: Facilities, Services and Infrastructure of the Core Strategy and **Policies MD2: Sustainable Design,MD8: Infrastructure Provision and the Settlement Policies (S1-S18)** of the SAMDev Plan , alongside other relevant policies, reference the need to provide and improve local infrastructure in order to contribute to local sustainability.

Place plans were developed to include a main centre (often a market town) and its surrounding smaller towns, villages, and rural hinterland. These areas are recognised in the adopted Development Plan as functioning geographical areas, with strong linkages to and from the main town and thewider area.

The Place Plans are regularly reviewed 'live' documents which focus on local infrastructure needs in communities across the county. Infrastructure includes utilities such as electricity, gas, and water, as well as other things such as roads, schools, open spaces, flood defences,broadband, health facilities, leisure facilities, and more.

The aim of the Place Plans is:

- To enable Shropshire Council and its partners, working closely with local Elected Members and Town and Parish Councils, to deliver the infrastructure needs of our communities.

The objectives of the Place Plans are:

- To develop a clear picture and understanding of the Place Plan area.
- To identify and prioritise infrastructure needs within the Place Plan area.
- To identify lead partners, supporting partners, and funding opportunities (where possible) to deliver those infrastructure needs.
- To feed into Shropshire's Strategic Infrastructure and Investment Plan for the county as a whole.
- To feed into Shropshire Council's Corporate Plan and Service Plans.
- To provide an evidence base to be used in the allocation of Community Infrastructure Levy (CIL) funding.

Renewable Energy

Policies CS6: Sustainable Design and Development Principles and **CS8: Facilities, Services and Infrastructure of the Core Strategy** and **MD8: Infrastructure Provision of the SAMDev Plan** seek to support appropriate renewable energy proposals.

In 2023/24, there were 82 applications granted for renewable energy developments, of which 61 were for solar panels, 1 was for a wind turbine,2 were for ground source heat pumps and 1 was for biomass. Most of these applications relate to agricultural development. Figures for the past five years are presented in Table 4 below.

It is important to note that due to changes to the General Developments Procedure Order (GDPO), smaller householder renewable energy generation projects may frequently be permitted development. As there is no accurate records of completed developments under these permitteddevelopment rights, this indicator captures only a small proportion of renewable energy developments that actually occur (those which require Planning Permission).

Table 4: Renewable Energy Development Granted by Type

Renewable Energy Type	2019/20	2020/21	2021/22	2022/23	2023/24
Solar Panels	12	23	5	0	61
Photovoltaic Panels	0	3	3	0	17
Wind Turbine	1	0	1	0	1
Solariums for passive heat	0	0	0	0	0
Ground Source Heat Pumps	7	3	0	0	2
Biomass	28	15	4	1	1

B) Meeting Housing Needs

This section of the AMR covers:

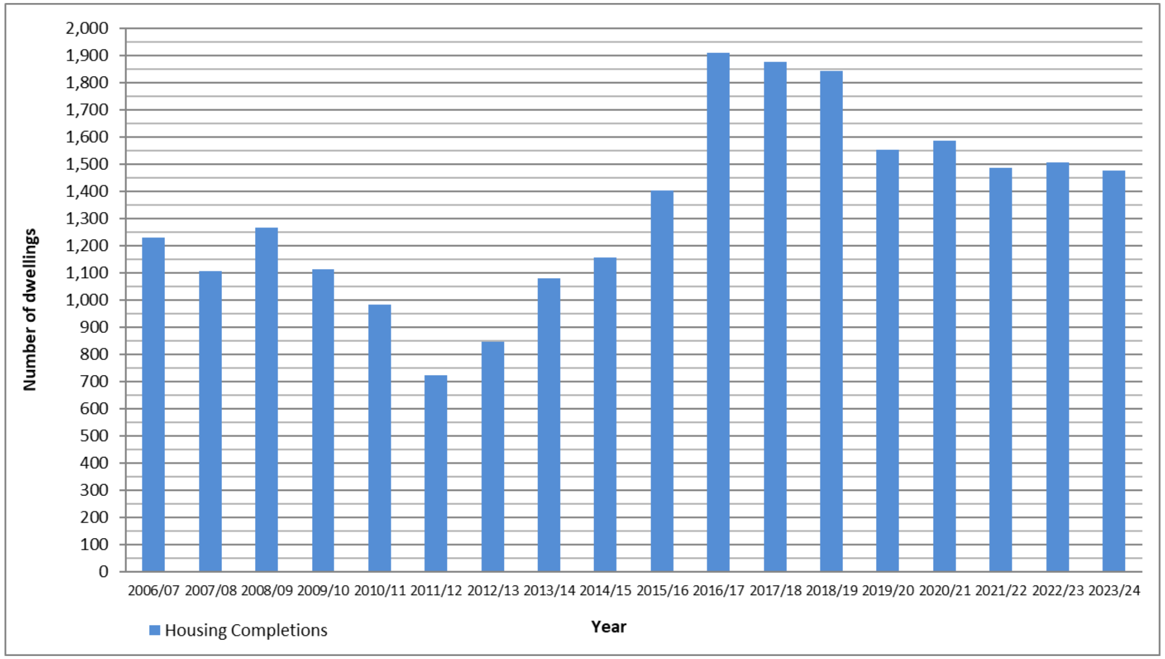
- The residential element of the **'Creating Sustainable Places'** section of the Core Strategy and associated sections of the SAMDev Plan which set out the overall approach to delivering socially inclusive, economically vibrant and environmentally friendly places; and
- The **'Meeting Housing Needs'** section of the Core Strategy and associated sections of the SAMDev Plan, which sets out the overall approach to delivering new housing in the quantity and form to support the sustainable needs. Relevant policies seek to ensure the supply and delivery of a range of to meet housing needs in Shropshire.

Policy CS1: Strategic Approach of the Core Strategy sets out a requirement for around 27,500 new homes up to 2026. Between 2006/07 (thestart of the adopted Development Plan period) and 2023/24 (the base date for this AMR), 24,140 net additional dwellings have been completed. Annual completions are documented within Table 5 and illustrated in Figure 2 below:

Table 5: Net Additional Dwellings in Shropshire (2006/07-2023/24)

Financial Year	Housing Completions
2006/07	1,228
2007/08	1,106
2008/09	1,265
2009/10	1,112
2010/11	984
2011/12	724
2012/13	847
2013/14	1,079
2014/15	1,155
2015/16	1,402
2016/17	1,910
2017/18	1,876
2018/19	1,843
2019/20	1,554
2020/21	1,586
2021/22	1,485
2022/23	1,507
2023/24	1,477

Figure 2: Net additional dwellings in Shropshire (2006/07-2023/24)



Perhaps unsurprisingly, given the numerous factors which influence the housing market, housing completion rates in Shropshire have fluctuatedover time.

-In the early years of the Local Plan period **(2006/07-2008/09)** dwelling completion rates were relatively stable at a level envisaged by the adopted Development Plan.

-As a result of the economic downturn, dwelling completion rates decreased year on year **(2008/09 and 2011/12)**, resulting in under-delivery against the levels envisaged in the adopted Development Plan.

-As the economy emerged from the downturn, dwelling completion rates increased year on year **(2011/12 to 2016/17)**, reaching a very significant high and remaining so **(2017/18 and 2018/19)**. These very high rates made up for much of the under-delivery from earlier in the adopted Development Plan period. It is considered that this reflected market conditions and the benefits of an up-to-date Development Plan.

-Over the last five years **(2019/20-2023/24)**, dwelling completion rates have remained high, at around the level envisaged by the adopted Development Plan.

It is considered that the remaining housing requirement is achievable within the remaining Plan period, as documented within the Five Year Housing Land Supply Statement (2024), available on the Shropshire Council website via: https://next.shropshire.gov.uk/media/ImportedMedia/29484/shropshire-five-year-housing-land-supply-assessment-2024.pdf

Policy CS1: Strategic Approach of the Core Strategy also indicates that around 25% ofresidential development will take place in Shrewsbury; 40% in the Market Towns and Key Centres; and 35% within the rural areas as part of the rural rebalance approach.

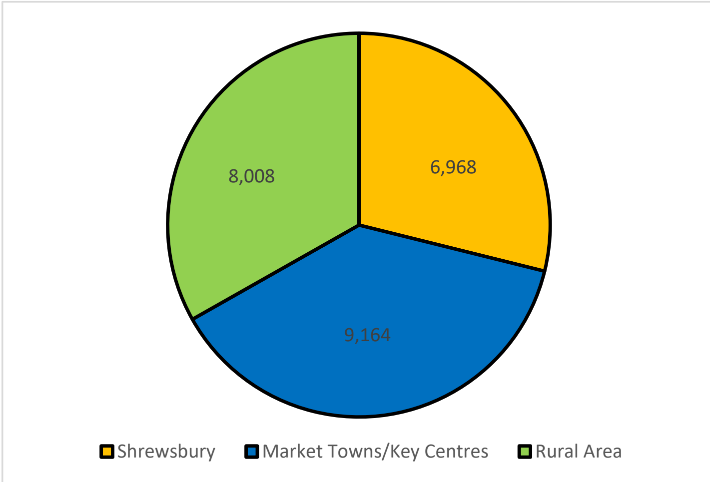
Policy MD1: Scale and Distribution of Development and the Settlement Policies (S1- S18) of the SAMDev Plan provide further detail on the distribution of housing within these categories.

Table 6 and Figure 2 show the 'split' of housing completions by Shrewsbury, Market Towns/Key Centres and the rural areas between 2006/07 and 2023/24.

Table 6: Percentage split of housing completions by Shrewsbury, the Market Towns/Key Centres and the Rural Area 2006/07-2023/24

Area	Total	Percentage
Shrewsbury	6,968	29%
Market Towns/Key Centres	9,164	38%
Rural Area	8,008	33%
Total	**24,140**	**100%**

Figure 3: Percentage split of housing completions by Shrewsbury, the Market Towns, and the Rural Area 2006/07-2023/24



Whilst Shrewsbury has experienced a greater proportion of the total development and the rural areas a lower proportion of total development, this distribution broadly reflects that envisaged in Policy CS1.

Policy CS1: Strategic Approach of the Core Strategy also sets out an indicative, broad range for housing guidelines by spatial zone. The Core Strategy's spatial zones are very broad areas, informed by consideration of characteristics, functions and the different needs of the different areas that comprise the County. These spatial zones are very approximate, with overlapping and non-specific geographies. **Policy MD1: Scale and Distribution of Development and the Settlement Policies (S1-S18)** of the SAMDev Plan provide further detail on the distribution of housing. Table 7 shows, based on completions within Place Plan areas, the number of housing completions by spatial zone, and the number of outstanding permissions at 1st April 2024. It is apparent from this data that the spatial distribution of housing completions and commitments are broadly in alignment with that anticipated.

Table 7: Dwellings by Spatial Zone at 31st March 2024

Spatial Zone	Net Dwellings Completed(2006/07-2023/24)	Net Dwellings on Outstanding Permissions or Prior Approval (at 31st March 2024)	Net Dwellings on Allocations within the adopted Development Plan without Planning Permission (at 31st March 2024)
Central Spatial Zone	9,361	2,154	390
East Spatial Zone	3,847	2,149	130
North East Spatial Zone	3,946	1,818	67
North West Spatial Zone	3,779	1,573	683
South Spatial Zone	3,207	1,054	648
Total	**24,140**	**8,748**	**1,918**

Policy CS2: Shrewsbury - Development Strategy of the Core Strategy sets out the strategic priorities for the growth of Shrewsbury up to 2026. It includes a residential guideline of around 6,500 dwellings between 2006 and 2026. **Policies MD1: Scale and Distribution of Development, MD3: Delivery of Housing Development and S16:Shrewsbury Area** of the SAMDev Plan support and supplement this policy.

The adopted Development Plan includes a number of allocations to support the achievement of this guidelines, including two proposed Sustainable Urban Extensions (SUE's). To inform the development of these SUE's, the Council has formally adopted a Masterplan for the Shrewsbury South Sustainable Urban Extension (SUE) in November 2012 and a Masterplan for the Shrewsbury West SUE in December 2013. Significant components of both these sites now benefit from Planning Permission and development is ongoing.

Completions achieved and the committed supply of dwellings on site with Planning Permission/Prior Approval or Allocation within the adopted Development Plan without Planning Permission in Shrewsbury are key indicators of the effectiveness of the adopted Development Plan, including Policy CS2, MD3 and S16, in achieving this guideline.

Table 8 summarises housing completions experienced in the town:

Table 8: Housing completions in Shrewsbury (2006/07-2023/24)

Year	Net Number of Dwellings Completed
2006/07	216
2007/08	173
2008/09	254
2009/10	271
2010/11	262
2011/12	181
2012/13	245
2013/14	304
2014/15	333
2015/16	389
2016/17	733
2017/18	521
2018/19	489
2019/20	445
2020/21	666
2021/22	545
2022/23	492
2023/24	449
Total	**6,968**

In Shrewsbury, at 31st March 2024, 1,811 dwellings were consented on sites with Planning Permission or Prior Approval, a further 361 dwellings were located on sites allocated within the adopted Development Plan without Planning Permission, and a further 2,410 dwellings are located on proposed allocations identified within the withdrawn Local Plan without Planning Permission.

It is apparent that the housing completions achieved in Shrewsbury have already achieved/exceeded the residential guideline for the town. Furthermore, identified commitments provide opportunities for further delivery in the town.

In 2023/24, the largest number of housing completions in Shrewsbury occurred on the Land Between Preston Street & London Road (96 dwellings), Former Copthorne Barracks Site on Copthorne Road (66 dwellings) and Land South of Holyhead Road (54 dwellings).

The strategic framework for growth of the market towns and key centres is set out in **Policy CS3: The Market Towns and Other Key Centres ofthe Core Strategy** and **Policies MD1: Scale and Distribution of Development and the Settlement Policies (S1-S15, S17 and S18) of the SAMDev Plan** which provide the specific development guidelines for these settlements.

Policy MD3: Delivery of Housing Development of the SAMDev Plan is amongst those policies that support the delivery of these policies.

Housing completions and housing land supply (dwellings committed on sites with Planning Permission/Prior Approval or Allocated within the adopted Development Plan) in these Market Towns and Key Centres are key indicators of the effectiveness of the adopted Development Plan, in achieving these guidelines. The completions and commitments within these Market Towns and Key Centres at 31st March 2024, alongside proposed allocations identified in the withdrawn Local Plan are summarised in Table 9 below.

Table 9: Dwellings completed in each Market Town and Key Centre 2006/07-2023/24 and dwellings committed in each Market Town and Key Centre at 31st March 2024

Settlement	Completions (2006/07 – 2023/24)	Sites with Planning Permission or Prior Approval (at the 31st March 2024)	Allocations without Planning Permission (at 31st March 2024)	Proposed Allocations without Planning Permission (at 31st March 2024)
Albrighton	216	83	110	180
Bishop's Castle	128	24	40	0
Bridgnorth	843	616	0	1,050
Broseley	276	53	20	0
Church Stretton	241	64	0	0
Cleobury Mortimer	339	25	125	0
Craven Arms	140	34	325	0
Ellesmere	533	172	250	0
Highley	240	17	0	100
Ludlow	770	582	0	30
Market Drayton	823	328	0	435
Minsterley & Pontesbury	413	33	14	22
Much Wenlock	166	14	0	120
Oswestry	1,131	895	260	240
Shifnal	1,693	16	0	230
Wem	486	160	0	210
Whitchurch	726	803	0	450
Total	**9,164**	**3,919**	**1,144**	**3,067**

The completions in each of the Market Towns and Key Centres include exception development which contributes to the housing requirement for the town.

Please Note: Figures provided are net.

The strategic framework for growth Community Hubs and Community Clusters is set out in **Policy CS4: Community Hubs and Community Clusters of the Core Strategy**. This is supplemented by **Policies MD1: Scale and Distribution of Development of the SAMDev Plan** which identifies the Community Hubs and Community Clusters in Shropshire and the **Settlement Policies (S1-S18) of the SAMDev Plan** which provide the specific guidelines and parameters for sustainable development within them.

Policies MD3: Delivery of Housing Development of the SAMDev Plan is amongst the policies that support the delivery of these policies.

Housing completions and housing land supply (dwellings committed on sites with Planning Permission/Prior Approval or Allocated within the adopted Development Plan) in these Community Hubs and Community Clusters are key indicators of the effectiveness of the adopted Development Plan, in achieving these guidelines. The completions and commitments within these Community Hubs and Community Clusters at 31st March 2024, alongside proposed allocations identified in the withdrawn Local Plan are summarised in Table 10 below.

Table 10: Dwellings completed in each Community Hub and Community Cluster 20011/12-2023/24 and Dwellings committed in each Community Hub and Community Cluster at 31st March 2024

Settlement	Place Plan	Completions (2011/12 – 2023/24)	Sites with Planning Permission or Prior Approval (at 31st March 2024)	Allocations without Planning Permission (at 31st March 2024)	Proposed Allocations without Planning Permission (at 31st March 2024)
Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)	Bishops Castle	2	7	0	0
Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington	Bishops Castle	9	1	0	0
Bucknell	Bishops Castle	9	7	70	20
Chirbury	Bishops Castle	0	41	0	14
Clun	Bishops Castle	10	1	60	20
Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Meadowtown and Lordstone	Bishops Castle	29	10	0	0
Lydbury North	Bishops Castle	2	3	20	0
Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog.	Bishops Castle	17	12	0	0
Wentnor and Norbury	Bishops Castle	7	1	0	0

Settlement	Place Plan	Completions (2011/12 – 2023/24)	Sites with Planning Permission or Prior Approval (at 31st March 2024)	Allocations without Planning Permission (at 31st March 2024)	Proposed Allocations without Planning Permission (at 31st March 2024)
Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.	Bishops Castle	15	21	0	45
Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett	Bridgnorth	16	20	0	0
Ditton Priors	Bridgnorth	28	3	0	44
Neenton	Bridgnorth	8	2	0	0
Hopton Wafers and Doddington	Cleobury Mortimer	14	6	0	0
Kinlet, Button Bridge, Button Oak	Cleobury Mortimer	22	16	0	0
Oreton, Farlow and Hill Houses	Cleobury Mortimer	9	6	0	0
Silvington, Bromdon, Loughton and Wheathill	Cleobury Mortimer	8	4	0	0
Stottesdon, Chorley and Bagginswood	Cleobury Mortimer	9	6	0	0
Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak	Craven Arms	23	4	0	0
Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope	Craven Arms	22	13	0	0
Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton	Craven Arms	10	4	0	0
Cockshutt	Ellesmere	46	4	6	0
Dudleston and Street Dinas	Ellesmere	2	1	0	0
Dudleston Heath and Elson	Ellesmere	22	32	0	0
Tetchill, Lee and Whitemere	Ellesmere	23	4	0	0
Welsh Frankton, Perthy, New Marton and Lower Frankton	Ellesmere	31	3	0	0
Welshampton and Lyneal	Ellesmere	21[A]	7	0	0
Burford	Ludlow	39	2	0	140
Clee Hill	Ludlow	52	5	0	20
Onibury	Ludlow	7	0	8	0

Settlement	Place Plan	Completions (2011/12 – 2023/24)	Sites with Planning Permission or Prior Approval (at 31st March 2024)	Allocations without Planning Permission (at 31st March 2024)	Proposed Allocations without Planning Permission (at 31st March 2024)
Adderley	Market Drayton	28	6	0	0
Bletchley, Longford, Longslow & Moreton Say	Market Drayton	10	30	0	0
Cheswardine	Market Drayton	5	20	0	0
Childs Ercall	Market Drayton	16	0	0	0
Hinstock	Market Drayton	117	2	0	35
Hodnet	Market Drayton	26	58	0	40
Marchamley, Peplow and Wollerton	Market Drayton	12	0	0	0
Stoke Heath	Market Drayton	7	65	0	0
Woore, Irelands Cross and Pipe Gate	Market Drayton	98	34	0	0
Buildwas	Much Wenlock	10	4	0	0
Gobowen	Oswestry	138[B]	101	126	25
Kinnerley, Maesbrook, Dovaston and Knockin Heath	Oswestry	65	26	9	0
Knockin	Oswestry	23	8	0	25
Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn	Oswestry	5	6	0	0
Llanymynech and Pant	Oswestry	75[C]	3	32	75
Park Hall, Hindford, Babbinswood and Lower Frankton	Oswestry	109	14	0	0
Ruyton XI Towns	Oswestry	28	6	0	65
Selattyn, Upper, Middle & Lower Hengoed and Pant Glas	Oswestry	23	22	0	0
St Martins	Oswestry	280	29	0	60
Weston Rhyn, Rhoswiel, Wern and Chirk Bank	Oswestry	73	91	0	100
Whittington	Oswestry	131	3	0	61
Albrighton	Shrewsbury	0	1	0	0
Baschurch	Shrewsbury	329	50	0	55
Bayston Hill	Shrewsbury	89	9	0	100
Bicton and Four Crosses	Shrewsbury	6	5	0	15

Settlement	Place Plan	Completions (2011/12 – 2023/24)	Sites with Planning Permission or Prior Approval (at 31st March 2024)	Allocations without Planning Permission (at 31st March 2024)	Proposed Allocations without Planning Permission (at 31st March 2024)
Bomere Heath	Shrewsbury	73	7	0	62
Dorrington, Stapleton and Condover	Shrewsbury	126	9	15	0
Fitz, Grafton and Newbanks	Shrewsbury	6	5	0	0
Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler	Shrewsbury	51	19	0	0
Hanwood and Hanwood Bank	Shrewsbury	107	3	0	0
Longden, Hook-a-gate, Annscroft, Longden Common and Lower Common/Exfords Green	Shrewsbury	51	19	0	0
Montford Bridge West	Shrewsbury	28	0	0	0
Mytton	Shrewsbury	17	5	0	0
Nesscliffe	Shrewsbury	89	21	0	0
Uffington	Shrewsbury	13	2	0	0
Walford Heath	Shrewsbury	20	1	0	0
Weston Lullingfields, Weston Wharf and Weston Common	Shrewsbury	20	1	0	0
Myddle and Harmer Hill	Wem	60	8	0	0
Shawbury	Wem	85	3	0	80
Prees and Prees Higher Heath	Whitchurch	84[D]	57[D]	62	35
Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall	Whitchurch	166	5	5	0
Total		**3,222**	**1,004**	**413**	**1,136**

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

[B]116 dwellings outstanding (at 2013) on Planning Permission OS/05/13887/REM (Almond Avenue, Gobowen) were excluded from consideration when identifying the SAMDev Housing Requirement. All dwellings are now completed however the total number of units completed across the development increased to 126.

Planning Permission OS/05/13887/REM and 14/00568/FUL (Almond Avenue, Gobowen) therefore 126 dwellings removed from figures, as the site was excluded from consideration when identifying the SAMDev Housing Requirement.

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

[D]89 dwellings outstanding (at 2024) on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) were excluded from consideration when identifying the SAMDev Housing Requirement. 26 completions and 89 commitments on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) removed.

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

Please Note: Figures provided are net.

Policy CS5: Countryside and Green Belt of the Core Strategy and **Policies MD6: Green Belt and Safeguarded Land, MD7a: ManagingHousing Development in the Countryside and MD7b: General Management of Development in the Countryside of the SAMDev Plan** provide the strategic framework for development within the rural area.

Policy MD3: Delivery of Housing Development of the SAMDev Plan is amongst those policies that support the delivery of these policies.

Housing completions and housing land supply (dwellings committed on sites with Planning Permission/Prior Approval) in the wider rural area arekey indicators of the effectiveness of the adopted Development Plan, in achieving these guidelines.

The completions and commitments within the wider rural area at 31st March 2024 is summarised in Table 11 below.

Table 11: Dwellings completed in the wider rural area 2006/07-2023/24 and commitments in the wider rural area at 31st March 2024

	Completions (2006/07 – 2034/24)	***Sites with Planning Permission or Prior Approval (at 31st March 2024)***
Wider Rural Area	**4,786**	**2,015**

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

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

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

Please Note: The figures provided are net.

Housing Supply

Policy CS10: Managed Release of Housing Land of the Core Strategy and **Policy MD3:Delivery of Housing Development of the SAMDev Plan** set out the mechanism for the release of sites so that a five year supply of housing land will be maintained over the plan period. This includes phasing measures based on the expected housing trajectory and reflectingtiming constraints due to the need for infrastructure to be put in place.

Table 12 and Figure 4 show how housing delivery has performed over the plan period from 2006/07-2023/24, in relation to the annual requirement identified in Policy CS10.

Figure 4: Housing completions 2006/07-2023/24 and CS10 requirements for Shropshire

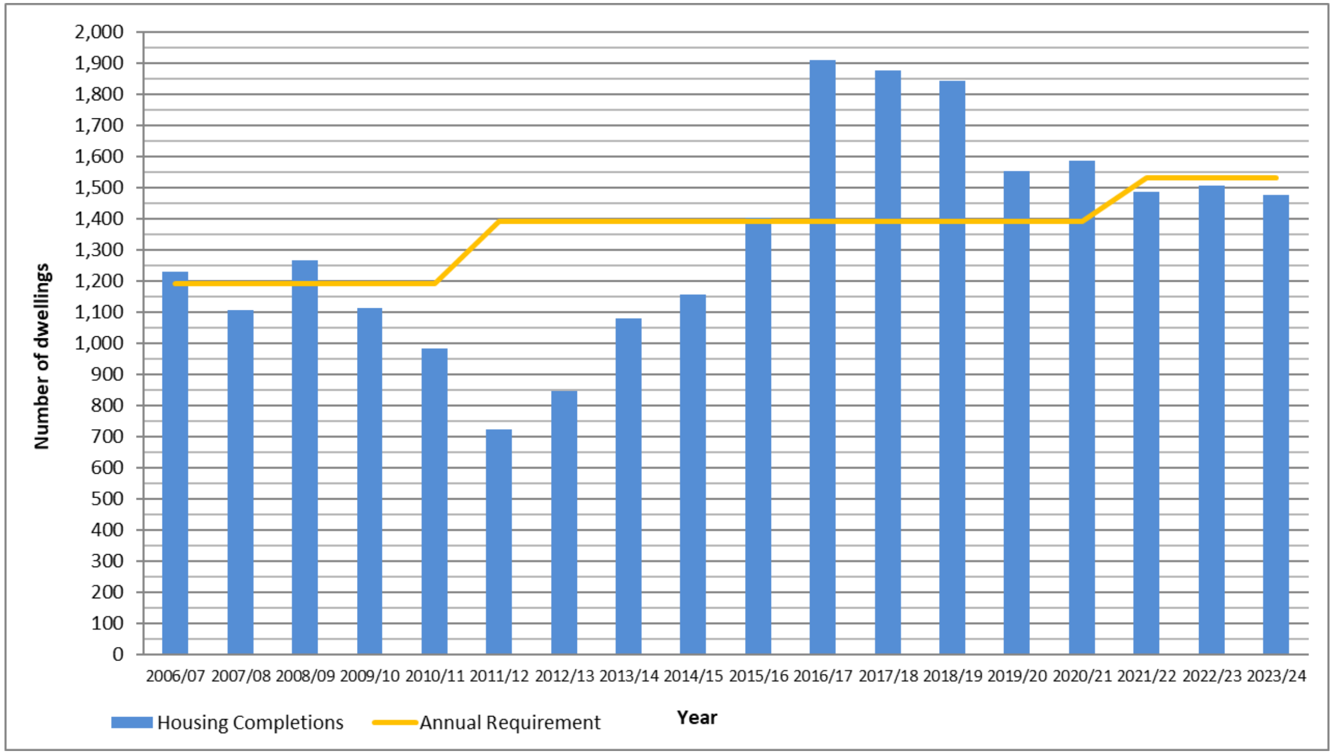


Table 12: Net dwellings completed in Shropshire (2006/07-2023/24)

Year	Annual Housing Requirement	Net Number of Dwellings Completed
2006/07	1,190	1,228
2007/08	1,190	1,106
2008/09	1,190	1,265
2009/10	1,190	1,112
2010/11	1,190	984
2011/12	1,390	724
2012/13	1,390	847
2013/14	1,390	1,079
2014/15	1,390	1,155
2015/16	1,390	1,402
2016/17	1,390	1,910
2017/18	1,390	1,876
2018/19	1,390	1,843
2019/20	1,390	1,554
2020/21	1,390	1,586
2021/22	1,530	1,485
2022/23	1,530	1,507
2023/24	1,530	1,477
Total	**24,440**	**24,140**

It is considered that the remaining housing requirement can be achieved within the remaining Plan period, as documented within the Five Year Housing Land Supply Statement (2024), available on the Shropshire Council website via: https://next.shropshire.gov.uk/media/ImportedMedia/29484/shropshire-five-year-housing-land-supply-assessment-2024.pdf

Five Year Housing Land Supply

In late 2024, Government introduced an updated National Planning Policy Framework (NPPF) and new 'standard methodology' for assessing local housing need. The NPPF specifies Local Planning Authorities are required to identify and annually review their housing land supply.

The purpose of this process is to assess whether sufficient deliverable sites are available in a Local Planning Authority area to allow for provision of five years' worth of housing (plus an appropriate buffer), based on the identified housing requirement set out in adopted strategic policies, or against local housing need where strategic policies are more than five years old (unless policies have been reviewed and found up-to-date).

Shropshire Council's most recent assessment of the housing land supply in Shropshire has a base date of 1st April 2024 and covers the five year period from **2024/25 to 2028/29**. The assessment has been undertaken using a cautious and robust methodology which is consistent with national policy and guidance.

Within this assessment, as the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, this assessment is undertaken in the context of local housing need. Furthermore, consistent with the NPPF, a 5% buffer consisting of sites moved forwards from beyond the next five years, in order to provide choice and competition.

In determining whether dwellings on a site are deliverable, Shropshire Council has applied the definition of deliverable provided within Annex 2: Glossary of the NPPF: *"sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years…"* In summary, this assessment concluded that deliverable dwellings in Shropshire are located on:

a. Sites with extant Planning Permission: 31st March 2024.

b. Sites with extant Prior Approval: 31st March 2024.

c. Selected sites with 'resolution to grant' Planning Permission: 31st March 2024 which are likely to be deliverable within five years.

d. Selected site allocations in the adopted Development Plan likely to be deliverable in five years.

e. Selected sites proposed for allocation for development in the withdrawn Local Plan likely to be deliverable within five years.

f. Selected sites from the Strategic Land Availability Assessment (SLAA) likely to be deliverable within five years.

g. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years.

h. Windfall sites.

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

This assessment is summarised within the Five Year Housing Land Supply Statement (2024), available via the Shropshire Council website at: https://next.shropshire.gov.uk/media/ImportedMedia/29484/shropshire-five-year-housing-land-supply-assessment-2024.pdf

A brief summary of the conclusions of this assessment are provided in Table 13 below. In conclusion the assessment demonstrates that Shropshirecurrently has **4.73 years supply of deliverable housing land** against housing need identified using Governments new standard methodology.

Table 13: Summary of the Five Year Housing Land Supply in Shropshire

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

Table 14 provides a summary of the five year housing land supply for Shrewsbury.

The five year housing requirement has been calculated by:

-Rolling forward the 'annual average' residential housing guideline for the town within the adopted Development Plan

-Applying a 5% buffer consisting of sites moved forwards from beyond the next five years, in order to provide choice and competition.

The five year housing land supply has been identified utilising a consistent methodology to that for the wider five year housing land supply, this includes:

-Application of the definition of deliverable provided within Annex 2: Glossary of the NPPF: *"sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years…"* In summary, this assessment concluded that deliverable dwellings in Shropshire are located on:

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

Table 14 demonstrates that a **7.75 years' supply of deliverable housing land in Shrewsbury against the 'rolled forward' housing requirement within the adopted Development Plan.**

Table 14: Summary of the Five Year Housing Land Supply in Shrewsbury

Five Year Housing Requirement:	1,722
Five Year Housing Land Supply:	2,667
Over / Under Provision:	**+945**
Number of Years Supply:	**7.74**

Shropshire Strategic Land Availability assessment (SLAA)

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. As such, the SLAA incorporates the process formerly known as the Strategic Housing Land Availability Assessment (SHLAA).

The SLAA represents a key evidence base document, informing plan making in Shropshire. Please Note: Whilst the SLAA is an important technical document, it does not allocate land for development or include all locations where futurehousing and employment growth will occur. The SLAA ultimately provides information investigated further through the plan-making process.

The most recent SLAA prepared by Shropshire Council was published in November 2018. This SLAA is available on the Shropshire Council website at: https://shropshire.gov.uk/media/11309/1-slaa-2018.pdf

The sites identified as suitable, available, achievable and viable now within this assessment, are monitored as part of the Councils assessment of the five year housing land supply. The most recent assessment is summarised within the Five Year Housing Land Supply Statement (2024), available via the Shropshire Council website at: https://next.shropshire.gov.uk/media/ImportedMedia/29484/shropshire-five-year-housing-land-supply-assessment-2024.pdf

The SLAA forms the first part of a comprehensive, proportionate, and robust site assessment process that was undertaken to inform the proposed allocations within the withdrawn Local Plan. The wider site assessment process undertaken to inform the withdrawn Local Plan form appendices to the Sustainability Appraisal. The most recent iterations are available via: https://next.shropshire.gov.uk/planning-policy/archive-including-information-on-the-withdrawn-local-plan/examination-library/evidence-base-for-withdrawn-local-plan/sustainability-and-site-assessment-documents/

Brownfield Development

CS10: Managed Release of Housing Land of the Core Strategy sets a very aspirational target of 60% of all housing development occurring on brownfield land (‘previously developed land’). The overall target was not met in 2023/24, when around 29% of housing development occurred on brownfield land. Housing development on Brownfield land in 2023/24 included the completion of:

- 66 dwellings on the Former Copthorne Barracks Site on Copthorne Road, Shrewsbury (16/04228/OUT / 19/01288/REM).
- 45 dwellings on Land At 36 Stafford Street, Market Drayton (19/02964/FUL).
- 35 dwellings on Former Ifton Heath Primary School, St Martins (20/02248/FUL).

Shropshire Council annually updates a Brownfield Land Register to provide further information on the brownfield land supply available in Shropshire. The Brownfield Land Register is available on the Shropshire Council website via: https://next.shropshire.gov.uk/planning-policy/monitoring/brownfield-land-register/

Affordable Housing

In 2023/24, some **337 affordable dwellings** were completed, equating to around 23% of the total housing completions achieved in this period.

Policy CS11: Type and Affordability of Housing of the Core Strategy sets out an aspirational target for affordable housing delivery over the Plan Period. This being 33% of total housing developed. It is acknowledged that this is an aspirational target, based on increasing affordable housing provision, since only 15% of housing provision over the 5 years prior to adoption of the Core Strategy had been affordable. Delivery has since increased, with the average across the adopted Development Plan period at around 21% (somewhat less than that experienced in 2023/24).

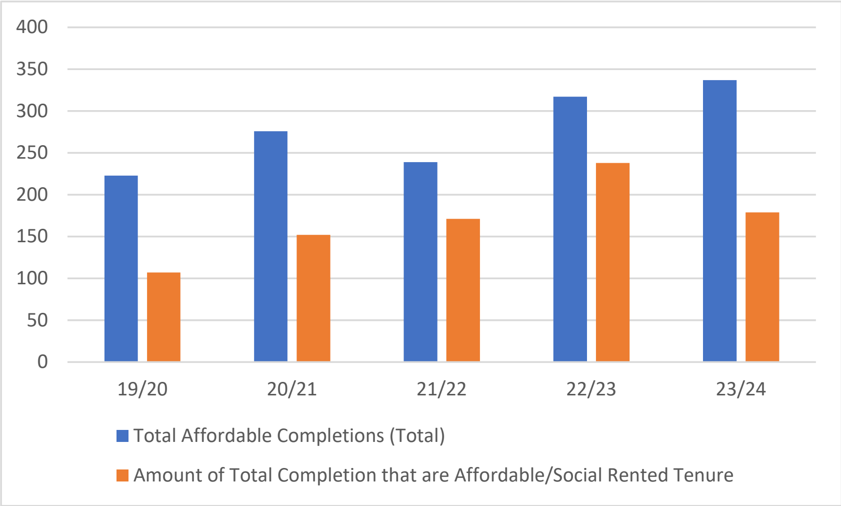
Policies CS5: Countryside and the Green Belt of the Core Strategy and **MD3: Delivery of Housing Development, MD7a: Managing Development in the Countryside and Settlement Policies S1-S18 of the SAMDev Plan** are amongst those policies that support the delivery of this policy.

Table 15 and Figure 5 illustrate total affordable housing completions achieved in each of the last 5 years. It also indicates the amount of thesetotal completions that were affordable/social rent and the amount in rural locations with a population of less than 3,000.

Table 15: Affordable Housing Completions over the last 5 years

Year	Total Affordable Completions	Of Which: Affordable/Social Rented Tenure Completions	Of Which: In populations less than 3,000
19/20	223	107	45
20/21	276	152	134
21/22	239	171	69
22/23	317	238	81
23/24	337	179	167

Figure 5: Affordable Housing Completions - last 5 years (2019/20- 2023/24)



The Core Strategy introduced a 'dynamic viability assessment' to inform the affordable housing developer contributions that market housing are expected to provide. This rate is now geographically set across zones with rates of 20%, 15% and 10%. Further information on the affordable housing prevailing target rate and dynamic index can be found via: https://next.shropshire.gov.uk/planning-policy/supplementary-planning-documents-and-guidance/

Affordable Housing Prevailing Rate

Policy CS11: **Type and Affordability of Housing of the Core Strategy** requires all new market housing development to make "*appropriate contributions to the provision of local needs affordable housing"* having regard to the *"current prevailing target rate, set using the Shropshire Viability Index"*. The explanation to Policy CS11 of the Core Strategy explains that there will be a five yearly review of the *viability assessment* which underpins the *current prevailing target rate.*

The Shropshire Core Strategy was the first in the Country to apply this dynamic viability policy approach, which 'future proofs' affordable housing contributions from market housing by allowing changes in market conditions to be taken into account.

The latest Viability Assessment for Shropshire occurred in 2020, utilising a methodology compliant with the requirements of the NPPF, relevant National Planning Practice Guidance (NPPG), and Royal Institute of Chartered Surveyors (RICS) guidance. This Assessment is available on the Council website at: https://next.shropshire.gov.uk/media/ImportedMedia/20839/viability-study-2020-ev11501.pdf.

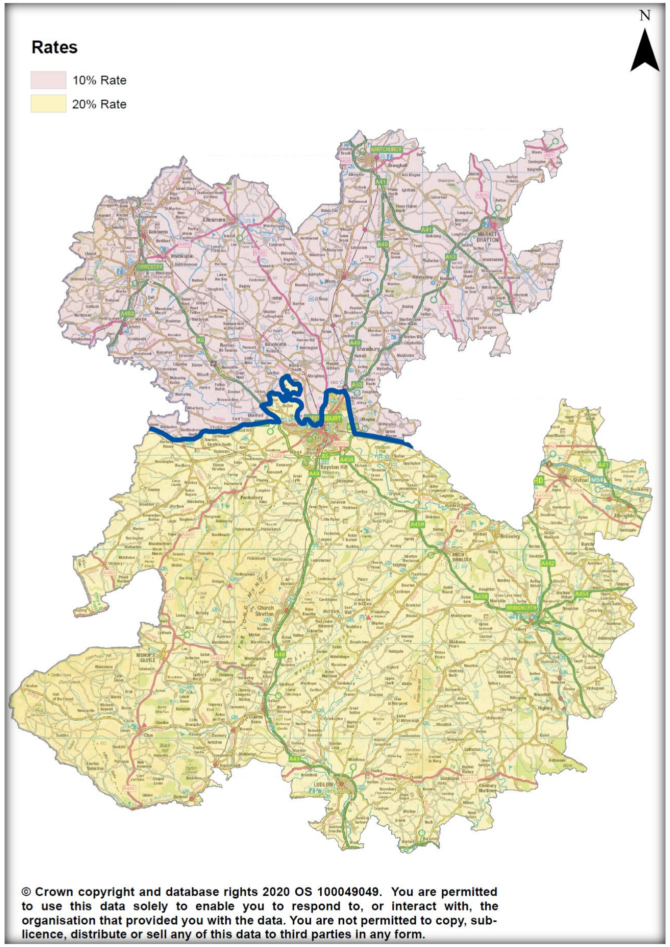
In 2024, a review of this Viability Assessment was undertaken in a Viability Note, which confirmed that the conclusions of the assessment remained appropriate. This Viability Note is available on the Council website at: https://next.shropshire.gov.uk/media/ImportedMedia/28572/gc49-viability-update-note-26-june-2024.pdf

In February 2025, Shropshire Council's Cabinet resolved to agree that *"the evidence base supporting the draft Local Plan (2016-2038) is a material consideration in decision making on relevant planning applications..."* this evidence base includes the Viability Assessment (2020) and the subsequent Viability Note in 2024. As such, the Viability Assessment (2020) and Viability Notice (2024) constitute the latest *viability assessment* underpinning the *current prevailing target rate* for affordable housing. Consistent with Policy CS11, the current prevailing affordable housing target rates for market housing in Shropshire therefore are:

- **20% in the South and Shrewsbury**.
- **10% in the North**.

Figure 6 show the geography of these area rates:

Figure 6: Affordable Housing Target Rates



However, the most recent iteration of the NPPF (published in late 2024) stipulates in Paragraph 65 that *"Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount."* For housing, major development is defined in Annex 2 Glossary of the NPPF as *"10 or more homes will be provided, or the site has an area of 0.5 hectares or more."*

Planning law requires applications for planning permission to be determined in accordance with the adopted Development Plan unless material considerations indicateotherwise. However, the NPPF must be taken into account in preparing the development plan and is a significant material consideration in planning decisions.

As such, great weight is afforded to the affordable housing developer contribution threshold specified within the NPPF when making decisions on planning applications in Shropshire. Therefore, Shropshire Council generally applies the thresholds identified within the NPPF when determining whether affordable housing contributions are expected from schemes for new open market housing development.

Nevertheless, there may be cases where the Council concludes the requirements of Policy CS11 outweigh the NPPF in the decision making process. For example, the thresholds in the NPPF were introduced to provide *'support for small scale developers, custom and self-builders'* and introduced a series of measures which are *'intended to tackle the disproportionate burden of developer contributions on small scale developers, custom and self-builders.*

These included introducing into national policy a threshold beneath which affordable housing should not be sought'. The emphasis of the statement is on reducing the 'disproportionate burden'. In circumstances where there is no additional burden on the developer or works are minimal, for example the change of use of a holiday let or an annexe to an open market dwelling, then the Council may still require an affordable housing contribution.

Gypsy and Traveller Provision

Policy CS12: Gypsy and Traveller Provision of the Core Strategy, together with national guidance in Planning Policy for Traveller Sites (PPTS) & the NPPF, set out the approach for meeting the accommodation needs of Gypsies and Travellers, Travelling Showpeople and boat dwellers across Shropshire.

The latest Gypsy, Traveller and Travelling Showpersons Accommodation Assessment (2025) (GTAA) by arc[4] for Shropshire Council is available on the Council website at: https://next.shropshire.gov.uk/planning-policy/next-local-plan/evidence-base/gypsy-and-traveller-accommodation-assessment/

The GTAA (2025) in considering the accommodation requirements of the Gypsy and Traveller populations in Shropshire assesses pitch needs, including from: over occupation of pitches on existing sites; households on unauthorised sites; newly forming (emerging) households; and household movement. It also assesses authorised pitch supply, including considering: unoccupied pitches on existing authorised public and private sites; and that from expected household dissolution and turnover. This analysis informs conclusions on accommodation requirements in Shropshire. Through this analysis it provides an up-to-date picture of the need for and supply of pitches and plots in Shropshire (over an initial 5 year period (2025/26– 2029/30) and sets out likely future need over the longer term (2025/26 to 2045/46).

Specifically, the GTAA (2025) identifies the need for 20 pitches in the first 5 years (from 2025/26 to 2029/30) and a total need over the period from 2025/26 to 2045/46 of 90 pitches.

To meet the identified need for 20 pitches over the next 5 years (2025/26 to 2029/30) the following specific sources of supply are identified:

- 8 pitches which were not included as supply in the GTAA, that have been permitted in 2025.
- 16 pitches at the authorised Council site at Craven Arm which is vacant pending refurbishment.
- 5 pitches through household dissolution.

Notably, even before the 8 pitches permitted and not included within the supply identified in the GTAA (2025), it concluded that *"Given the certainty that exists regarding the timescales for the refurbishment of the Craven Arms council site (with a capacity for 16 pitches), it is apparent that the Council is able to demonstrate 16 pitches to largely meet a five year supply. Further certainty on this is provided by the expected levels of household dissolution and turnover during this period."* Therefore, the Council considers sufficient deliverable supply is available to meet the needs over the first five years.

The GTAA (2025) also includes recommendations on options for meeting needs over the longer term period. This includes all or a combination of the following mechanisms: regularising unauthorised sites where appropriate; intensification or expansion of existing sites where appropriate; supporting sites not currently occupied due to the requirement for additional work to come forwards; taking into account further likely household dissolution which would result in pitches becoming available in the longer term; and taking into account additional turnover/reletting of pitches on council sites in the longer term. These options will be considered as the Council progresses the next Local Plan for Shropshire.

The GTAA (2025) recognises that small scale sites to meet arising Gypsy & Traveller accommodation needs may be required, and Core Strategy Policy CS12 provides the basis for consideration of such planning applications.

In addition to assessing the need for permanent pitches, the GTAA (2025) also assesses the need for transit provision. It identifies that 3 private transit pitches are available and planning permission has been granted for up to 8 public transit pitches. It recommends that the Council should monitor use to determine if any further provision is necessary.

With regard to Travelling Showperson plots in Shropshire, the GTAA (2025) identifies that there is a family Travelling Showperson site with 5 plots which meets needs in Shropshire. With regard to boat dwellers, the GTAA (2025) indicates it is difficult to quantify need and provides a qualitative picture of provision and demand for residential moorings.

Reference to pitches, plots and residential moorings reflects the terminology used in the GTAA which assumes Gypsies and Travellers live on pitches on sites, Travelling Showpeople live on plots on yards, and Boat Dwellers live at residential moorings. Transit sites are a specialised form of provision, providing short term stay pitches to support the movement of the Gypsy and Traveller community.

Table 16 summarises planning permissions granted for new Gypsy and Traveller pitches and Travelling Showpeople plots over the last five years (2019/20-2023/24). These permissions may relate to either entirely new sites, extensions to existing sites, or other development which results in the intensification of the residential use of established existing sites which is considered to provide new pitches or plots.

Of the pitches and plots granted over the last five years:

-1 constituted a temporary pitch which gained permanent status.

-The pitch gain in 2020/21 included a permanent planning permission for a family pitch which previously had no formal planning consent and was categorised in the GTAA (2019 Update) as a tolerated site.

-A family plot to permanently accommodate Travelling Showpeople was permitted in 2020/21, providing permanent accommodation in an alternative location to the previous permitted temporary site which was occupied by the family.

Please Note: During the period reported upon within the table below, an additional 4 pitches were granted temporary planning permission, to allow for their temporary occupation for a specified period in order to allow for an alternative permanent pitch to emerge. However, as temporary pitches do not form part of the permanent supply, they are not identified in the table below. For the same reason, such pitches do not constitute losses to the supply when permission expires and as such are also not identified in the table below.

Table 16: Net Additional Gypsy and Traveller Pitches or Plots

	2019/20	**2020/21**	**2021/22**	**2022/23**	**2023/24**
Pitch Gain	2	2	13	2	9
Plot Gain	0	1	0	0	0
Loss (known)	0	0	0	0	0
Total pitches	2	2	13	2	9
Total plots	0	1	0	0	0

C) A Prosperous Economy

Policy CS13: Economic Development, Enterprise and Employment promotes Shropshire as an attractive location for business investment. This seeks to deliver sustainable economic growth through inward investment from new enterprises and the growth of existing businesses.

Business Demography

Table 17 shows data from 2013 to 2023 on the demography of Shropshire enterprises from the Office for National Statistics (ONS). In 2023, 1,170 new enterprises started, while 1,165 closed. From 2013 to 2023, active enterprises rose from 12,790 to 13,615, averaging an increase of 75 per year. Business closures fluctuated significantly from 2013 but are now below the peaks recorded in 2015 at 1,200 closures (or +13%), 2017 at 1,240 closures (or +16%), 2019 at 1,200 closures (or +13%) and 2022 at 1,300 closures (or +22%). Current business closures in 2023 were 1,165 closures, which remains above the level in 2013 (at +9%) but indicates an improving position for Shropshire's business demography, following the Covid-19 pandemic.

Table 17: Business start-ups, deaths, and active enterprises in Shropshire - 2013 to 2023

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Enterprise start ups	1,380	1,315	1,350	1,290	1,265	1,195	1,215	1,180	1,270	1,160	1,170
Enterprise deaths	1,065	1,045	1,200	1,080	1,240	1,045	1,200	1,090	1,010	1,300	1,165
Active enterprises	12,790	12,980	13,240	13,430	13,600	13,570	13,755	13,745	13,650	13,780	13,615

Source: ONS: Business Demography (2023)

Economic Development, Enterprise, and Employment

The AMR assesses the economic impacts of '**Creating Sustainable Places**' and achieving '**A Prosperous Economy**'. This reviews the monitoring indicators for employment development, retail provision and tourism, cultural & leisure development from 2006 to 2024. The monitoring indicators are identified in the adopted Development Plan in the policies of the **Core Strategy (2011)** and **Site Allocations and Management of Development Plan (SAMDev, 2015)**. The AMR assesses the supply and delivery of employment land and floorspace, retail floorspace where significant new provision is delivered and any significant tourism, cultural & leisure developments which improve the offer in these sectors.

- **Core Strategy Policies include:**
  - **CS1: Strategic Approach -** promotes Shropshire as an investment location seeking to attract new development to deliver an employment land requirement of 290 hectares (ha). This aims to meet the needs of its communities for employment and to make its

settlements more sustainable. The AMR identifies the delivery of completed employment floorspace by land use from 2006 to 2024 in **Table 24**.

- **<u>CS13: Economic Development, Enterprise and Employment -</u>** promotes Shropshire as a business investment location to deliver sustainable economic growth through inward investment and the growth of existing businesses. The AMR identifies Shropshire's changing business demography in **Table 17** and the delivery of completed employment land to 2024 in **Table 22** and in the last monitoring year in **Table 23** and floorspace by land use in **Table 24**.
- **<u>CS14: Managed Release of Employment Land –</u>** seeks to maintain a strategic supply of employment land and premises sufficient to deliver the employment land requirement of 290ha from 2006 to 2026. The strategic employment land supply at 2024 is identified in **Table 19** and the delivery of employment development to 2024 is identified in **Table 18**. The changing average, annual rates of delivery from 2006 to 2024, with the anticipated out-turn from development by 2026, are identified in **Table 20**.
- **<u>CS15: Town and Rural Centres -</u>** promotes town and rural centres as the preferred locations for retail development. This seeks to maintain and enhance the vitality and viability of these town and rural centres. The AMR identifies the diversity of town centre uses in Shropshire's six principal centres in **Table 28** and identifies the recommendations for the principal centres from studies commissioned by the Council;
- **<u>CS16: Tourism, Culture and Leisure –</u>** promotes the delivery high quality, sustainable tourism, cultural and leisure developments to enhance the role of these sectors and to benefit local communities and visitors to the County**.** The AMR details changes to these sectors where information is available which identifies significant changes to the tourism, cultural, and leisure offer in the County.

- **SAMDev Plan policies include:**
  - **<u>MD4: Managing Employment Development –</u>** manages the delivery of employment land to meet the needs of the Shropshire business community and businesses who wish to invest in the County. The AMR assesses the completed supply in **Table 21** and the committed supply of land and premises with planning permission at 31st March 2024 in **Tables 25** and **26**. The 5-year reservoir of readily available sites was identified in **Table 27** and **Appendix 4** to this AMR, but with 2 years of the Plan remaining, the Authority now relies on the Strategic Employment Land Supply in **Table 19;**
  - **<u>MD9: Protecting Employment Areas –</u>** manages the supply of existing employment premises to meet the needs of businesses. This includes larger existing employment areas safeguarded by Core Strategy Policy CS14 and SAMDev Policy MD9 identified in **Appendix 5**;
  - **<u>MD10a: Managing Town Centre Development –</u>** manages significant changes in the Town and Rural Centres across the County to assess the health and any improvements to these Centres, which is explained under Policy CS15 above;
  - **<u>MD10b: Impact Assessments for Town and Rural Centres –</u>** manages the preparation of "Centre Health Check Assessments" of the strategic and principal centres to provide evidence for significant retail applications, which is explained under Policy CS15 above**;**
  - **<u>MD11: Tourism Facilities and Visitor Accommodation –</u>** manages the delivery of sustainable tourism, cultural and leisure

developments in appropriate locations to benefit local communities and visitors to the County, which is explained under Policy CS16 above;

- **Settlement Policies S1 to S18 -** manage the scale, distribution and delivery of employment land and premises to deliver sustainable economic growth across Shropshire in response to the strategic approach of the Plan set out in Policy CS1.

Strategic Employment Land Supply 2006 – 2026

The Strategic Employment Land Supply is managed through Policies CS1: Strategic Approach, CS13: Economic Development, Enterprise and Employment and CS14: Managed Release of Employment Land. These policies encourage the management and delivery of a flexible and responsive supply of land and premises to meet Shropshire's employment land needs from 2006 to 2026.

Policy CS1: Spatial Zones

In **Policy CS1: Strategic Approach,** the spatial zones provide a simple framework to assess the distribution of the Strategic Employment Land Supply as shown in **Table 18**. The spatial zones describe the pattern of the former district areas before their unification into Shropshire Council in 2009 and provide continuity in the monitoring data before and after this date.

The SAMDev Plan seeks to deliver the employment land requirement of 290ha in Core Strategy Policy CS1 over the 20 years from 2006 to 2026. The employment land requirement was evidenced in the **Shropshire Employment Land Supply Study (BEGroup: 2012**) which identified an employment land need of 245ha and recommended a requirement for 290ha.

- **Table 18** identifies the scale of the employment land supply at 2024 which shows:
  - Shropshire had an employment land supply of 431ha at 2024 to deliver the 290ha employment land requirement;
  - the employment land supply of 431ha provides a surplus of 141ha above the 290ha employment land requirement
  - the employment land surplus of 141ha is equal to +49% above the 290ha employment land requirement.
- **Table 18** identifies the delivery of employment land from 2006 to 2024 showing the:
  - completed development of 216ha to 2024 and current commitments with planning permission of 135ha could deliver as much as 351ha;
  - upturns in the annual rates of delivery are expected to deliver less than 351ha, at 248ha by 2026, which just exceeds the employment land need of 245ha;
  - it is expected that the 245ha employment land need will be achieved within 2 years from 2024 to 2026;
  - it is expected that the 290ha employment land requirement will be achieved within 5 years from 2024 to 2029, which is around +3 years;
  - regional and national economic downturns since 2006 have affected the annual rates of delivery in Shropshire shown in **Table 21** and **Table 20** shows lower rates of delivery to 2016 but with significant increases from 2016 to 2024.

Table 18: Employment Completions and Land Supply by Spatial Zone – 2006 to 2024

Spatial Zones	Policy CS1		Completions		Commitments		Allocations		Windfalls		TOTAL SUPPLY		
	Average ha	%	ha	%	ha	%	ha	%	ha	%	ha	%	Surplus ha
North-West -Oswestry -Ellesmere	60	21%	30	10%	33	22%	22	29%	3	30%	88	30%	28
North-East -Market Drayton -Whitchurch -Wem	55	19%	71	24%	30	35%	22	42%	2	43%	125	43%	70
Central -Shrewsbury -Minsterley -Pontesbury	100	34%	54	19%	46	34%	4	36%	2	37%	106	37%	6
South -Ludlow -Bishop's Castle -Church Stretton -Cleobury Mortimer -Craven Arms	40	14%	30	10%	11	14%	18	20%	2	21%	61	21%	21
East -Bridgnorth -Shifnal -Much Wenlock -Broseley -Highley -Albrighton	35	12%	31	11%	15	16%	4	17%	1	18%	51	18%	16
TOTALS	290	100%	216	74%	135	121%	70	145%	10	149%	431	149%	141

Table Shading Key
- (dark red) Employment development guideline figures for the spatial zones (former district areas).
- (light pink) Land supply which will fully deliver the employment development guideline figures.

- **Table 18** shows that by 2024, with two years of the Plan period remaining to 2026:
  - Shropshire delivered 216ha (74%) of the 290ha employment land requirement of which, the North-East of the County delivered 71ha. This exceeds the North-East guideline figure of 55ha (by +29%) with a surplus of +16ha of built development at 2024;
  - Shropshire cannot deliver the 290ha employment land requirement by 2026 but each of the spatial zones has sufficient completions (216ha) and current commitments with permission (135ha) to more than meet the remaining need for 74ha to deliver the 290ha requirement;
  - Shropshire has a total committed supply of 215ha with a surplus of 141ha of employment land. This comprises commitments with permission (135ha), allocated employment sites (70ha) and windfall allowances from 2024 to 2026 (10ha). This surplus supply will support the delivery of planned employment development beyond 2026.
  - The Draft Local Plan, although now proposed to be withdrawn, indicates a further potential supply of 88ha of employment land.
  - The Authority can identify a potential 229ha surplus supply comprising 141ha in **Table 18** and a potential 88ha in the withdrawn Draft Local Plan. This surplus supply will support the delivery of planned employment development across the spatial zones beyond 2026.
- From the preceding AMR in 2020, improvements at 2024 in the supply in **Tables 18** and **19** and delivery of employment land in **Table 21** include:
  - in the North East, delivery rose to 71ha (from 47ha) providing +16ha of development above the 55ha guideline figure for this area. This indicates Market Drayton, Whitchurch and Wem Place pan areas are key investment locations in Shropshire which support the County Town of Shrewsbury. This is further indicated by the total employment land supply at 125ha equal to 227% of the guideline figure of 55ha;
  - in the East, delivery also rose to 31ha (from 17ha) against a guideline figure of 35ha. The total employment land supply rose to 51ha (from 41ha) increasing by a total of +10ha. It is expected that the East guideline figure of 35ha will be met by 2026.
  - in the Central area, the total employment land supply rose to 107ha (from 96ha) and now the guideline figure of 100ha including Shrewsbury (with a guideline figure of 90ha) may be met in full. Current completions at 2024 are 54ha and the guideline figure of 100ha is likely to be met after 2026;
  - in the North-West, the committed supply with permission rose to 33ha (from 10ha) in part, through the servicing and permission for the Oswestry Innovation Park. Current completions at 2024 are 30ha and the guideline figure of 60ha is likely to be met after 2026;
  - In the South, delivery increased to 30ha (from 22ha) which includes the completion of Bishop's Castle Business Park, Phase 2. The total employment land supply rose to 61ha (from 56ha) and it is expected the guideline figure of 40ha will largely be met by 2026.

Strategic Employment Land Supply at 2024: Strategic Supply and the Land Portfolio

Policy CS1: Strategic Approach with **Policy CS14: Managed Release of Employment Land** seek to deliver the 290ha employment land requirement from 2006 to 2026. The AMR identifies the strategic employment land supply to achieve this strategic policy objective in **Table 20**.

The Authority now has a Strategic Employment Land Supply of 431 hectares (at 31st March 2024). This rose by 17ha (from 414ha in 2020 as reported to the Draft Local Plan Examination) since the presentation of data from AMR 2020. The portfolio of employment land and premises now comprises 205ha (down from 229ha in 2020) which represents a net decrease of around 24ha to 2024. This decrease is balanced by a significant improvement in the rate of delivery of employment development between 2020 and 2024 shown in **Table 20**. There has also been a significant increase in the number of allocated employment sites which now have planning permission and provide a greater proportion of the committed supply of 135ha (66%) in the land portfolio of 205ha. This rises to 215ha with the remaining 10ha of windfall allowances to 2026.

The increase in the strategic land supply was achieved through the recovery from the Covid-19 pandemic and occurred alongside a short-term increase in the annual rate of delivery from 15hpa between 2016 to 2020 to 16hpa between 2020 to 2024. There was also a longer term increase in delivery from 9.6hpa to 12hpa which occurred from 2006 to 2024. The actual delivery of employment development increased by +64ha in just 4 years from 152ha (adjusted upwards from 146ha recorded in AMR 2020) to 216ha at 2024.

Table 19: Strategic Employment Land Supply in Shropshire 2006-2026 (at 31st March 2024)

PLACE PLAN AREAS	COMPLETED DEVELOPMENT 2006 - 2024	PORTFOLIO OF LAND & PREMISES 2024 - 2026				WINDFALL ALLOWANCE 2024 - 2026	STRATEGIC LAND SUPPLY 2006 - 2026
		Existing Employment Areas	Committed Sites	Allocated Sites	TOTAL PORTFOLIO 2024 - 2026		
	HECTARES						
SHROPSHIRE	216	25	110	70	205	10	431
North West	30	8	25	22	55	3	88
Oswestry	26	7.6	23.6	14.0	45.3	2.5	74
Ellesmere (W)	3	0.04	1.6	7.6	9.2	0.6	13
North East	71	8	22	22	52	2	125
Market Drayton (W) (D)	36	2.9	18.6		21.5	0.9	59
Whitchurch (W)	23	0.4	2.4	18.1	20.9	0.8	44
Wem (W)	12	4.4	1.2	4.0	9.6	0.3	22
Central	54	4	42	5	51	2	107
Shrewsbury (W)	53	4.2	41.3	4.5	50.0	1.5	105
Minsterley & Pontesbury	1	0.0	0.5		0.5	0.3	2
South	30	3	8	18	28	2	61
Ludlow (D)	12	1.8	5.6	2.5	9.9	0.3	22
Bishops Castle	9	0.3			0.3	0.6	10
Craven Arms (W) (D)	4	1.0	1.1	14.0	16.1	0.3	20
Church Stretton	3		0.6	1.3	1.9	0.3	5
Cleobury Mortimer	2	0.003	0.2		0.2	0.3	3
East	31	2	13	4	19	1	51
Bridgnorth (W) (D)	13	2.0	5.7	1.5	9.2	0.8	23
Shifnal (W)	5	0.04	0.4	2.0	2.4	0.2	7
Much Wenlock (D)	2	0.02	2.6		2.6	0.2	5
Broseley	2	0.07	2.1		2.1	0.3	5
Highley	0.2		1.7		1.7		2
Albrighton	9	0.01	0.6		0.6		9

Policy CS1 - Strategic Approach: Delivery of the Shropshire Development Strategy

Shropshire delivered 216ha (74%) of the 290ha employment land requirement from 2006 to 2024. The average, annual delivery rate has changed through this period of time, with key milestones for improvements being the Brexit decision and the Covid-19 pandemic. These significant points of change in the delivery of employment land in Shropshire are described in **Table 20.** This shows the average, annual rate of delivery has risen from just 9.6hectares per annum(hpa) before 2016 to just below 12hpa by 2024.

Table 20: Shropshire Employment Land Delivery Rates 2006 to 2024

Delivery Scenarios	Total Completions	Annual Delivery Rates	Projected Delivery over 20 years	Delivery over 18 years WITH Post-CovidRate 2024-2026
	hectares			
Employment Development 2006 - 2024	216	11.99	240	248
Pre-Brexit Development 2006 - 2016	96	9.62	192	
Post Brexit Development 2016 - 2024	120	14.96	299	
Post Covid Development 2020 - 2024	64	15.98	320	

The significant increase in the longer term delivery rate to 12hpa, occurred in two short term stages of 4 years each, which comprise of:

- the Brexit decision in 2016 to the onset of the Covid-19 pandemic in 2020, which produced a 4 year average delivery rate just below 15hpa;
- the Covid-19 pandemic from 2020 through the recovery to 31st March 2024, which produced a 4 year average delivery rate just below 16hpa.

Where an average, annual rate of delivery of 16hpa is sustained over the next 2 years to 2026, the scale of employment development in Shropshire will reach 248ha by 2026. This level of delivery will exceed the employment land need of 245ha, which was forecast at 2012.

Policy CS2 - Shrewsbury: Delivery of the Shrewsbury Development Strategy

Policies CS2: Shrewsbury - Development Strategy and **CS14: Managed Release of Employment Land** seek to deliver a guideline figure of 90ha in the town of Shrewsbury from 2006 to 2026. **Table 19** shows Shrewsbury delivered 53ha (59% of the requirement) towards this 90ha from 2006 to 2024 leaving just 37ha (41%) still to be delivered to 2026. Commitments with planning permissions now comprise 4ha (4%) on existing employment areas, 41ha (46%) on new employment sites and aver 4ha (5%) on the remaining SAMDev employment allocations and 1.5ha (2%) through a windfall allowance. This total supply of nearly 105ha (+16% above the guideline of 90ha) is more than sufficient to deliver the remaining 37ha of the 90ha employment land requirement to satisfy **Policies CS2: Shrewsbury - Development Strategy** and **CS14: Managed Release of Employment Land**.

This 37ha is numerically achievable from just planning permissions for new sites at 41.3ha (46%) with nearly 15ha (16%) remaining from these permissions (4.3ha), from permissions for premises (4.2ha), remaining employment allocations (4.6ha) and windfall allowance (1.5ha). The delivery of 37ha is not achievable over the next 2 years and so, the 90ha guideline figure for Shrewsbury will likely be met after 2026.

Strategic Employment Land Supply at 2024: Committed Supply

The commitments at 2024 in **Table 19,** show that Shropshire has planning permissions for 25ha of premises on existing employment areas, 110ha on new employment sites and 70ha remaining on employment allocations in the SAMDev Plan. This is sufficient to deliver the remaining 74ha of the employment land requirement of 290ha (290ha - 216ha = 74ha) to satisfy **Policies CS1: Strategic Approach** and **CS14: Managed Release of Employment Land**.

The remaining requirement of 74ha is numerically achievable from just the committed sites with permission which comprise 135ha at 2024. Although current rates of delivery have increased, they still indicate that developing a further 74ha in the 2 years remaining to 2026, is challenging. These higher rates of delivery are still significant and indicate that Shropshire will deliver 30ha of the remaining employment land requirement to deliver 248ha. This will meet its employment land need for 245ha, in the 2 years remaining to 2026.

The Central and Northern areas of Shropshire are important investment locations in the County which account for 158ha (77%) of the 205ha portfolio of employment land for the period from 2024 to 2026 and beyond. It is expected that:

- Future growth in the Central area will focus around Shrewsbury as the County town offering 51ha (25%) of the portfolio of employment land;
- Future growth in the North-East will focus around the three key settlements ranked by supply as: Market Drayton offering 22ha (11%), Whitchurch offering 21ha (10%) and Wem offering 10ha (5%). Collectively, these settlements offer 52ha (25%) of the portfolio and this equals the scale of provision in the County town of Shrewsbury but with the advantage of closer proximity to the North-West region of England;
- Future growth in the North-West of Shropshire offers 55ha (27%) focused around the principal settlement of Oswestry offering 45ha (22%) of the portfolio including allocated employment sites. These include permission to develop and the servicing of land on the Oswestry Innovation Park and permission to develop north of Whittington Road. Oswestry is also supported by additional land in the Key Centre of Ellesmere 9ha (4%) and by the many Community Hub settlements located around Oswestry;

Although the South and East offer a more limited supply employment land at 47ha (23%) they still achieve healthy levels of delivery with 61ha (28 %) completed from 2006 to 2024. It is expected that:

- future growth in the South will focus around the key settlements ranked by scale of supply as: Craven Arms (16ha at 8%), Ludlow (10ha at 5%), Church Stretton (2ha at 1%), Bishops Castle (0.3ha at <1%) and Cleobury Mortimer (0.2ha at <0.1ha).
- future growth in the East will be centred on Bridgnorth (9ha at 4%) where additional employment land is to be delivered on mixed use allocations identified in the SAMDev Plan and promoted in the Draft Local Plan. The key settlements around Bridgnorth include some of the largest Key Centres in Shropshire ranked by their mostly comparable levels of supply as: Much Wenlock (2.6ha at 1%), Shifnal (2.4ha at 1%), Broseley (2.0ha at 1%), Highley (1.7ha at 1%) and Albrighton (0.6ha at <1%).

Completed Employment Development 20026 to 2024

The AMR describes in **Tables 21** to **24**, the delivery of 216ha of employment development from 2006 to 2024. This explains the scale, location, types of land uses, scale of floorspace and density and the rate of delivery of this 216ha (at 50%) of development from the strategic employment land supply of 431ha which is shown in **Table 19**.

Completion Trends 2006 – 2024: Delivery and Distribution

The principal types of employment development are Class B2 general industry and Class B8 storage and distribution and the new Class E(g) (former Class B1) uses of offices uses (now Class E(g)(i)), research and development (now Class E(g)(ii)) and light industry (now Class E(g)(iii)). The distribution of the completed Class B, Class E(g) and Sui Generis employment development across the County from 2006 to 2024, for Spatial Zones (former district) and Place Plan areas is shown in **Table 21**.

In Shropshire, delivery of Class B, Class E(g) and Sui Generis employment development rose significantly from the AMR in 2020. This coincided with the Covid-19 pandemic when delivery accelerated to 17ha (8%) in 2020-21 and to 19.7ha (9%) in 2021-22. This may have reflected the need for developers to meet contractual and financial obligations for the delivery of their developments. From 2022, the annual rate of delivery reduced to the pre-Covid rate in 2019 at around 11hpa (5%) with a step down to 16.5hpa (8%) in 2022-23 and to 10.7hpa (5%) in 2023-24. Monitoring after 2024 will determine whether the overall improvement in delivery from 2020 to 2024, where the average, annual rate of delivery was just below 16hpa, signals an upturn in the longer term pattern of investment in the Shropshire economy.

The Central and Northern areas were the principal focus for Class B, Class E(g) and Sui Generis employment development with the Central area providing 54ha (25%) and the northern areas collectively providing 100ha (47%). This further comprised the North-East of Shropshire with 71ha (33%) and the North-West with 30ha (14%). In these locations, Shrewsbury provided 53ha (24%), Market Dayton provided 36ha (17%), Oswestry provided 26ha (12%), Whitchurch provided 23ha (11%) and Wem provided 12ha (6%). These key locations for development attracted 71% of the volume of development investment in the County.

In the South, there was a steady rate of Class B, Class E(g) and Sui Generis employment development with 30ha (14%) completed from 2006 to 2024. The Principal Centre and Place Plan area of Ludlow provided 12ha (6%) whilst the Key Centre of Bishops Castle provided 9ha (4%) as the principal locations for this employment development. Lower rates of delivery occurred in the other Key Centres and Place Plan areas of Church Stretton, Craven Arms and Cleobury Mortimer with around 3ha (1.4%) for each of the areas (totalling 9.17ha or 4%).

In the East, delivery is influenced by higher land prices, Green Belt coverage and the significance of established employment areas. In the period from 2020, delivery of Class B, Class E(g) and Sui Generis employment development improved to 31ha (14%) at 2024, up from 17ha (12%) in 2020. The Principal Centre of Bridgnorth delivered 13ha (6%) supported by the Key Centres of Shifnal providing 5ha (2%), Much Wenlock providing 2.5ha (1%), Broseley providing 2ha (1%) and Highley providing 0.2ha (>0.1%). The significant development of 8.6ha at Albrighton largely comprises the relocation and expansion of the West Midlands Air Ambulance Service providing 8.3ha (3.8%) at Cosford.

Table 21: Employment Completions 2006 to 2024 - Location and Year (31st March 2024)

Location	2007	2008	2009	2010	2011	2012	2013	2014 - 2016*	2017	2018	2019	2020	2021	2022	2023	2024	Total
	HECTARES																
SHROPSHIRE	**15.6**	**11.0**	**12.9**	**7.9**	**5.0**	**11.7**	**3.2**	**28.9**	**11.1**	**15.3**	**10.8**	**18.6**	**17.0**	**19.7**	**16.5**	**10.7**	**216**
North West	1.8	1.5	0.7	1.9	0.5	1.7	0.2	2.3	0.7	2.1	0.9	3.5	1.5	5.3	3.1	2.0	29.6
Oswestry	1.7	0.5	0.2	1.9	0.5	1.7	0.2	1.2	0.7	2.1	0.9	3.5	1.2	5.2	3.1	2.0	26.39
Ellesmere	0.1	1.0	0.5					1.1					0.30	0.05	0.02		3.16
North East	4.7	0.3	3.8	2.1	2.5	4.0		8.3	2.1	8.1	7.7	6.3	10.1	2.0	6.8	2.0	70.7
Market Drayton	0.2		1.3	1.3	1.0	0.1		7.1	1.7	8.1	6.6	1.5	0.06	1.2	5.4	0.8	36.26
Whitchurch	2.6	0.3	0.3	0.6	1.3	3.9		0.4	0.4		0.8	4.6	6.3	0.014	0.13	1.14	22.73
Wem	1.8		2.1	0.2	0.2			0.8	0.04	0.05	0.3	0.3	3.8	0.8	1.3	0.012	11.74
Central	6.2	4.8	6.8	2.5	0.2	4.9	2.1	5.3	2.1	2.9	0.8	5.7	1.0	2.6	4.9	1.7	54.5
Shrewsbury	6.2	4.8	6.3	2.4	0.2	4.9	1.7	5.3	1.9	2.9	0.8	5.7	1.03	2.5	4.9	1.7	53.23
Minsterley & Pontesbury			0.5	0.1			0.4		0.2					0.1			1.29
South	0.2	2.9	0.9	1.3	1.4	1.0	0.7	7.6	5.1	0.1	0.9	0.6	2.0	1.6	0.2	3.7	30.3
Ludlow	0.1	1.9	0.3	0.8	0.5	0.6		1.3	3.0	0.05	0.3	0.3	1.47	0.15	0.03	1.04	11.83
Bishops Castle		0.9	0.4	0.6	0.3	0.3		3.0	0.8		0.5		0.17	0.01		2.7	9.31
Craven Arms	0.1	0.2	0.1			0.1	0.6	1.5	0.1			0.1	0.30	0.01			3.04
Church Stretton					0.4			0.8	0.6		0.02		0.10	0.33	0.16		2.41
Cleobury Mortimer			0.1		0.3		0.1	1.2	0.6	0.08	0.2	0.2		1.05			3.72
East	2.7	1.5	0.8		0.4	0.2	0.2	5.4	1.2	2.0	0.5	2.5	2.3	8.3	1.5	1.4	30.8
Bridgnorth	0.5	1.5	0.8		0.4			3.1	0.8	0.4		2.3	0.86		1.20	0.96	12.76
Shifnal	1.9						0.2	0.1	0.2	1.5	0.1		0.54		0.22		4.69
Much Wenlock								0.5	0.3	0.1	0.4	0.2	0.9	0.009			2.43
Broseley	0.3							1.3							0.06	0.4	2.08
Highley						0.2											0.15
Albrighton								0.4						8.3			8.65

Completion Trends 2006 – 2024: Land Use and Distribution

The principal employment land uses are Class B2 general industry, Class B8 logistics and Class E(g) commercial and light industrial uses. These principal land uses collectively provided 189ha (at 87%) of the total employment development of 216ha. Further, as a proportion of all the employment land developed including losses which totals 225ha, Class B (189ha) contributes 84%, as indicated in **Table 22**. This comprised Class B2 General Industry at 67ha (31%) and Class B Storage and Distribution uses at 50ha (23%) and Class E(g) commercial and light industrial uses at 72ha (33%). The spatial distribution of these uses reflects the patterns identified earlier in this section of the AMR.

The proportion of Class B2 and Class B8 development has been reducing over time from 68% in 2013, to 63% in 2017 to 58% in 2020. This proportionate reduction has been marked by an increase in the delivery of Class E(g) (former Class B1) uses. In the period from 2020 to 2024, this proportionate reduction has continued with Class B uses of 117ha falling to 54% of the 216ha of development in Shropshire. This would indicate the principal Class B uses will continue to be balanced by the delivery of smaller scale Class E(g) land uses in the completed employment development in Shropshire.

The delivery of Class E(g) uses were more limited in the early Plan period but now provide a balance of opportunity to the larger scale Class B uses. These Class E(g) uses comprise Class E(g)(i) office uses (former Class B1a) at 34ha (16%) largely focused into Shrewsbury and the Market Towns. Class E(g)(iii) light industrial uses (former Class B1c) at 37ha (17%) and the latter emergence of E(g)(ii) research and development uses (former Class B1b) at 1.4ha (<1%).

In addition to Classes B2, B8 and E(g) uses at 189ha, a balance of 36ha was delivered as commercial and industrial Sui Generis uses at 21ha (10%), other Class E services and Class F community uses at 6ha (3%) and a loss of employment land and floorspace to residential uses at 9ha (+4%). This totals 225ha (or 216ha+4%) delivering a combination of employment generating development and other land uses.

Sui Generis industrial and commercial uses are supported where they improve the employment offer in the County. These developments comprise a mix of land uses that are specific to the operation of the individual businesses. Furthermore, in locations that attract an appropriate scale of delivery, other Class E uses and Class F uses may also be supported to improve the sustainability of the location and the services that are available to the local community. Support for these uses recognises that some of the floorspace they require may eventually be returned to the employment land supply through the change of use of the floorspace at some future date.

The total loss of employment land to residential uses is considered below.

Table 22: Employment Completions 2006 to 2024 - Location and Land Use (31st March 2024)

SHROPSHIRE	B1(a) / E(g)(i)	B1(b) / E(g)(ii)	B1(c) / E(g)(iii)	B2	B8	Other Class E & Class F	Sui Generis Uses	NET EMPLOYMENT LAND GAINS	AND CLASS C LOSSES
	HECTARES								
SHROPSHIRE	34	1	37	67	50	6	21	216	9
North West	3.5	0.06	7.6	10.6	7.5	0.2	0.1	29.5	6.5
Oswestry	3.1		7.1	8.8	7.13	0.16	0.09	26.4	1.5
Ellesmere	0.45	0.06	0.4	1.8	0.36	0.04	0.05	3.2	5.0
North East	4.2	0.3	13.3	32.3	13.7	0.3	6.7	70.7	0.03
Market Drayton	0.7	0.26	9.9	18.6	6.30	0.26	0.2	36.3	
Whitchurch	2.2		1.3	7.7	5.14	0.01	6.5	22.7	0.03
Wem	1.2		2.1	6.1	2.26	0.06		11.7	0.01
Central	15.3		7.8	9.0	14.1	3.3	4.9	54.5	0.3
Shrewsbury	15.3		7.5	8.8	13.32	3.3	4.9	53.2	0.27
Minsterley & Pontesbury			0.3	0.2	0.78			1.3	
South	5.1	1.1	4.0	11.0	7.2	1.6	0.2	30.3	2.1
Ludlow	1.6		0.6	3.7	4.26	1.5	0.2	11.8	0.08
Bishops Castle	1.3	0.21	0.6	6.0	1.21			9.3	0.11
Craven Arms	0.4	0.15	0.8	0.9	0.73			3.0	
Church Stretton	0.3	0.8	0.1	0.3	0.80	0.1		2.4	
Cleobury Mortimer	1.4		1.9	0.2	0.19			3.7	1.9
East	5.8		3.9	4.4	7.1	0.7	8.9	30.7	0.1
Bridgnorth	2.4		1.7	2.9	4.38	0.72	0.6	12.8	0.11
Shifnal	1.8		0.3	1.0	1.57	0.02		4.7	
Much Wenlock	0.1		1.4	0.4	0.47			2.4	
Broseley	1.2		0.4		0.46			2.1	
Highley	0.2							0.2	
Albrighton	0.08			0.08	0.19		8.3	8.7	

Completion Trends 2020 – 2024: Non-Class B Completions

Core Strategy **Policies CS13: Economic Development, Enterprise and Employment** and **CS14: Managed Release of Employment Land** seek to deliver a flexible supply of employment land which supports some loss of employment land to other uses. Policy CS14 sets out a range of circumstances where but this may supported in accordance with appropriate policy tests in the Core Strategy and SAMDev Plan.

In Shropshire, this has included the services or facilities for larger employment areas, physical or social infrastructure for local communities or some housing especially to meet local needs or to care for children, vulnerable adults or older adults. The development of other uses on employment land and floorspace is also encouraged by the Use Classes Order (Amendment) 2020 which introduced Use Classes E and F and changes to encourage the residential uses on commercial land and floorspace.

Table 22 shows Class E and Class F required 6ha of employment land from 2020 to 2024 and a further 9ha principally for residential uses. **Table 23** shows that this 9ha of employment land comprised 5ha of residential uses completed in 2023-24. This indicates the potential long-term impacts of market demand for other land uses on the employment land supply in Shropshire.

Recent Completions 2023 – 2024: Land Use and Distribution

The land uses and distribution of employment development delivered during the last monitoring year 2023-24, are shown in **Table 23**.

The AMR has already noted, during this 12 month period the scale of employment development fell to about 11ha which was the pre-Covid level recorded in 2019. This followed a 4 year peak in delivery recorded on 31st March 2020 (at 18.6ha or +70%), 2021 (at 17ha or +55%), in 2022 (at 19.7ha or +80%) and 2023 (at 16.5ha or +50%).

The spatial distribution of completed development from 2023-24 is again focused into the central and northern areas of the County. These areas collectively delivered 5.5ha (51%) of the total completions of 11ha. This central and northern focus reflects the presence of 4 out of the 6 Principal Centres in Shropshire within these two spatial areas, and these urban centres offer a greater concentration of investment opportunity.

- The Oswestry Place Plan area in the North-West delivered 2.0ha (18%) of development and the North-East also provided 2.0ha (18%) and continued to deliver around Market Drayton (0.8ha or 7%) (including the Sych Farm Phase 2 employment allocation and around Whitchurch (1.1ha or 10%) with further delivery of the Heath Road employment allocation and on the Waymills protected employment area. Shrewsbury experienced a relatively lower level of development at 1.7ha (16%) on a number of windfall sites within and around the County town.
- The South continued to deliver with 3.7ha (34%) including the completion of Phase 2 of the Bishop’s Castle Business Park delivered principally through public sector investment to meet identified demands in the locality. This also included the completion of the allocated Coal Depot at Bucknell to accommodate the expansion of a local manufacturing company.

- The East delivered 1.4ha (13%) around Bridgnorth including dedicated office floorspace on the Stourbridge Road employment area.

The primary groupings of employment uses dominated the scale of delivery Class B uses providing 5.4ha (49%) and Class E(g) uses providing 4.6ha (42%)with There was some loss of employment land to Sui Generis, other Class E uses and Class F for employment generating uses and to meet the service needs of communities. This comprised 1ha (9%) was nominal in relation to the overall level of development at 11ha.

The development of employment land principally for residential uses at 5ha (+45%) represented a significant loss of employment land compared to the overall level of development at 11ha.

Table 23: Employment Completions 2023-24 by Location and Land Use (31st March 2024)

SHROPSHIRE	B1(a) / E(g)(i)	B1(b) / E(g)(ii)	B1(c) / E(g)(iii)	B2	B8	Other Class E & Class F	Sui Generis Uses	NET EMPLOYMENT LAND GAINS	AND CLASS C LOSSES
	HECTARES								
SHROPSHIRE	1.1	0.2	3.3	3.5	1.9	0.1	0.7	11	6
North West			1.6	0.17	0.18	0.02		2.0	5.54
Oswestry			1.6	0.17	0.18	0.02		2.0	0.54
Ellesmere									5.0
North East			0.67	1.09		0.012	0.21	2.0	
Market Drayton			0.1	0.5			0.2	0.8	
Whitchurch			0.57	0.56			0.007	1.1	
Wem						0.012			
Central	0.03			0.41	0.74	0.04	0.51	1.7	0.25
Shrewsbury	0.03			0.41	0.74	0.04	0.51	1.7	0.25
Minsterley & Pontesbury									
South	0.43	0.21	1.05	1.78	0.22			3.7	0.1
Ludlow	0.10		0.58	0.35	0.01			1.0	
Bishops Castle	0.33	0.21	0.47	1.43	0.21			2.7	0.1
Craven Arms									
Church Stretton									
Cleobury Mortimer									
East	0.61				0.73	0.01	0.01	1.4	
Bridgnorth	0.61				0.33	0.01	0.012	1.0	
Shifnal									
Much Wenlock									
Broseley					0.40			0.4	
Highley									
Albrighton									

Completion Trends 2006 – 2024: Floorspace

The floorspace out-turns from this pattern of development from 2006 to 2024 is summarised in **Table 24**.

Table 24: Employment Completions 2006 to 2024 - Net Floorspace by Land Use and Year of Completion (31st March 2024)

USE TYPE	2007	2008	2009	2010	2011	2012	2013	2014 - 2016*	2017	2018	2019	2020	2021	2022	2023	2024	Total
	square metres																
SHROPSHIRE	**53,654**	**32,467**	**41,500**	**27,495**	**19,300**	**35,163**	**15,404**	**57,608**	**16,610**	**22,329**	**15,057**	**27,852**	**14,723**	**8,691**	**14,953**	**21,585**	**424,391**
B1a / E(g)(i)	10,028	10,308	11,601	3,481	1,955	3,280	185	6,201	3,762	2,992	1,346	5,346	1,376	1,183	1,731	2,073	**66,848**
B1b / E(g)(ii)	0	0	0	0	0	0	0	257	425	0	449	0	0	0	0	604	**1,735**
B1c / E(g)(iii)	5,529	2,458	2,852	1,549	2,354	3,453	2,784	12,710	4,424	1,602	4,232	9,986	1,646	1,113	2,098	5,896	**64,686**
B2	23,848	7,156	8,985	8,827	6,826	15,759	4,683	16,846	4,453	16,994	4,525	4,227	5,589	4,373	7,672	7,996	**148,759**
B8	14,249	12,545	18,062	13,638	8,165	12,671	7,752	21,594	3,546	741	4,504	8,293	6,112	2,022	3,452	5,016	**142,362**

**** Monitoring of employment completions at March 2016 captured development between 2014 - 2016***

The floorspace out turns show the scale of delivery and the proposed land uses year on year. This information provides important indicators about the local economy including:

- Class B2 general industry (148,759sq.m or 35%) and Class B8 storage and distribution (142,362sq.m or 33%) are the primary demands in the local economy and illustrate a continuing focus on traditional employment sectors;
- Class E(g) uses (former Class B1) collectively (133,269sq.m or 31%) provide a balance to Classes B2 and B8 since 2014 and particularly from 2020. Class E(g) uses are Offices (66,848sq.m or 16%), Research and Development (1,735sq.m or <1%) and light industrial uses (64,686sq.m or 15%);
- Floorspace out-turns in **Table 24**, compared with the land area developed in **Table 22**, shows Shropshire fell below the UK average floorspace density of 40%. Total floorspace out-turn of 424,391sq.m from the 216ha of land developed (equal to 2,160,000sq.m) achieves a floorspace density of just 20% from 2006 to 2024;
- Floorspace out-turns by land use shows: Class B1a/E(g)i(i) delivered 19.7% floorspace density; Class B1b/E(g)(ii) delivered 12.4% floorspace density; Class B1c/E(g)(iii) delivered 17.5% floorspace density; Class B2 delivered 22.2% floorspace density and Class B8 delivered 28.5% floorspace density. These figures are significantly below the UK average density of 40% for productive floorspace;
- Shropshire has a significant variety of development locations, development sites and forms of development. These may depress average floorspace densities by land use and location. This matter will be considered as part of the evidence to inform a review of the Local Plan to 2045.

Floorspace out turns compared with Job Density (average workspace areas) in the Shropshire Economic Development Needs Assessment (EDNA: 2021) indicates the following job out-turns by Land Use Classes from 2006 to 2024:

Class B1a/E(g)(i) floorspace of **66,848Sq.m** (at 12.5sq.m/job) would equate to **5,348 jobs**;

Class B1b/E(g)(ii) floorspace of **1,735sq.m** (at 50sq.m/job) would equate to **35 jobs**;

Class B1c/E(g)(iii) floorspace of **64,686sq.m** (at 53.5q.m/job would equate to **1,209 jobs**;

Class B2 floorspace of **148,759sq.m** (at 36sq.m/job) would equate to **4,132 jobs**; and

Class B8 floorspace of **142,362sq.m** (at 65sq.m/job) would equate to **2,190 jobs**.

From 2006 to 2024, Shropshire provided around **12,914 jobs** from the floorspace out-turns by land use. Where Shropshire achieved the UK average floorspace density of 40%, the County would have delivered a much higher jobs provision of **24,253 jobs** (+11,339 jobs) from 2006 to 2024. This would have comprised the following job out-turns by land use:

Class B1a/E(g)(i) floorspace of **135,732sq.m** (at 12.5sq.m/job) would equate to **10,858 jobs** (or +5,510);

Class B1b/E(g)(ii) floorspace of **5,597sq.m** (at 50sq.m/job) would equate to **112 jobs** (or +77);

Class B1c/E(g)(iii) floorspace of **147,854sq.m** (at 53.5q.m/job would equate to **2,764 jobs** (or +1,555);

Class B2 floorspace of **268,034sq.m** (at 36sq.m/job) would equate to **7,445 jobs** (or +3,313); and

Class B8 floorspace of **199,806sq.m** (at 65sq.m/job) would equate to **3,074 jobs** (or +884).

These matters affect the growth and performance of the Shropshire economy including the scale of the employment land requirement to meet Shropshire's need for new jobs and the efficient use of allocated employment land to deliver the necessary commercial floorspace and the required scale of new employment to meet the needs of businesses and its local communities.

Employment Commitments at 31st March 2020

Employment commitments at 31st March 2024 comprise 205ha, of which 135ha (66%) are committed with permission to develop. This comprises just under 25ha (12%) within premises on existing employment areas and 110ha (54%) on new employment sites. To meet the future employment needs of the County, there are also 70ha (34%) on remaining employment land allocations in the SAMDev Plan as shown in **Table 19**.

Existing Employment Areas: Premises

The distribution of this committed supply in terms of investment opportunity in premises is influenced in part, by the number and location of the protected employment sites. Those larger protected sites which are explicitly safeguarded by SAMDev Policy MD9 are identified on the **SAMDev Policy Map** and in **Appendix 5** to this AMR. The supply of premises with permission, for just under 25ha of employment development, is identified by land use and location in **Table 25**.

This supply largely comprises Class B and E(g) uses providing 18.7ha (75%) of this supply. This comprises relatively lower proportions of Class E(g)(i) Office uses at 2.3ha (9%) and Class B8 Storage & Distribution uses at 3.2ha (13%). The principal foci are Class E(g)(iii) Light Industrial uses at 7.4ha (30%) and Class B2 General Industrial uses at 5.4ha (22%).

The opportunities provided by premises are located principally in the North and Centre of the County in and around Shrewsbury (with 4.2ha or 17%), Oswestry (with 7.6ha or 30%), Market Drayton (with 2.9ha or 12%), and Wem (with 4.4ha or 18%). Further provision is available in Bridgnorth with 2.0ha (8%) to the East and in Ludlow with 1.8ha (7%) to the South. There is also limited provision on established employment areas and existing sites in smaller settlements in the East and South of the County and also in Whitchurch and Ellesmere.

There has been a significant increase to 6ha (+24%) in the capacity for Sui Generis uses and other Class E and Class F employment generating uses in committed premises especially in Shrewsbury and in the North-West around Oswestry. There has been a further significant increase in the loss of employment premises to residential uses at 5ha (+20%) especially in Bridgnorth and in the North-West around Oswestry. This indicates the potential impacts of the demand for these other land uses on the strategic employment land supply in the County.

Table 25: Employment Commitments at 31st March 2024 - Existing Employment Areas (PREMISES)

SHROPSHIRE	B1(a) / E(g)(i)	B1(b) / E(g)(ii)	B1(c) / E(g)(iii)	B2	B8	Other Class E & Class F	Sui Generis Uses	NET EMPLOYMENT LAND GAINS	AND CLASS C LOSSES
	HECTARES								
SHROPSHIRE	2.3	0.4	7.4	5.4	3.2	0.8	5.3	25	5
North West	0.2		3.1	1.1		0.2	3.1	7.7	3.6
Oswestry	0.16		3.08	1.10		0.20	3.10	7.6	3.40
Ellesmere			0.04					0.04	0.22
North East	1.0		2.5	3.3	0.4	0.07	0.4	7.7	0.4
Market Drayton	0.32		2.34	0.06	0.14	0.03		2.9	0.05
Whitchurch	0.01			0.10	0.29	0.03		0.4	0.31
Wem	0.67		0.12	3.17		0.02	0.40	4.4	
Central	0.20		0.5	0.5	1.5	0.5	1.0	4.2	0.09
Shrewsbury	0.20		0.51	0.46	1.53	0.52	1.0	4.2	0.09
Minsterley & Pontesbury			0.03					0.03	
South	0.4	0.4	1.0		0.5	0.04	0.8	3.1	
Ludlow	0.44	0.36	0.98			0.02		1.8	
Bishops Castle					0.004	0.01	0.30	0.314	
Craven Arms					0.51		0.45	0.96	
Church Stretton									
Cleobury Mortimer						0.0034		0.0034	
East	0.5		0.3	0.5	0.7	0.01	0.01	2.1	1.2
Bridgnorth	0.53		0.25	0.54	0.67		0.013	2.0	1.03
Shifnal			0.04					0.04	
Much Wenlock			0.016					0.016	0.22
Broseley			0.01		0.06	0.003		0.073	
Highley									
Albrighton						0.01		0.01	

New Employment Sites

The supply of land on new employment sites with planning permission may provide just under 110ha of development as shown in **Table 26**.

Class B and E(g) uses collectively contribute 98ha (89%) of this supply which is distributed towards the North and Centre of the County with 89ha (81%) focused around three significant settlements at Shrewsbury (41ha or 37%), Market Drayton (19ha or 17%) and Oswestry (24ha or 22%).

The configuration of uses on these new sites reveals the trends noted in this section. Class B2 uses (28.7ha or 26%) and Class B8 uses (31.6ha or 29%) are the two largest forms of development. These two land uses are still counterbalanced to some significant degree by Class E(g) uses (38.1ha or 35%) which collectively may deliver a greater capacity of development than either of the two Class B uses individually. In particular the Class E(g)(iii) Light Industrial uses at 28.7ha (26%) closely match either of the two Class B uses individually. This reflects the structure of the local economy in Shropshire with its higher representation of traditional industrial sectors.

There is a significant increase in the capacity of land for Sui Generis uses and other Class E and Class F employment generating uses at 11.4ha (10%) in total, and located principally around Shrewsbury, Bridgnorth, Market Drayton, Ludlow and Oswestry but with some further provision in Ludlow and Bridgnorth. This includes a further significant increase in the loss of employment land to residential uses at 6ha (+5%) located around Bridgnorth and Oswestry. This indicates the potential impacts of demand for these other uses on the strategic employment land supply in the County.

Table 26: Employment Commitments with Permission at 31st March 2024 - New Employment Sites (LAND)

SHROPSHIRE	B1(a) / E(g)(i)	B1(b) / E(g)(ii)	B1(c) / E(g)(iii)	B2	B8	Other Class E & Class F	Sui Generis Uses	NET EMPLOYMENT LAND GAINS	AND CLASS C LOSSES
	HECTARES								
SHROPSHIRE	10.8	0.8	26.5	28.7	31.6	4.7	6.7	110	6
North West	0.8		7.8	7.7	8.6		0.5	25.2	1.2
Oswestry	0.75		7.21	7.19	8.03		0.46	23.6	1.20
Ellesmere			0.54	0.53	0.53			1.6	
North East	0.5	0.8	4.0	6.4	8.5		2.0	22.2	
Market Drayton	0.10		3.37	5.34	7.86		1.97	18.6	
Whitchurch	0.15	0.83	0.56	0.85				2.4	
Wem	0.25		0.12	0.20	0.62			1.2	
Central	4.9		11.2	11.4	9.2	2.2	3.0	41.8	0.09
Shrewsbury	4.88		10.75	11.39	9.20	2.16	2.95	41.3	0.09
Minsterley & Pontesbury			0.49					0.49	
South	0.9		0.7	0.3	4.1	1.2	0.3	7.5	
Ludlow	0.73		0.69	0.28	2.64	1.17	0.10	5.6	
Bishops Castle								0.0	
Craven Arms	0.17				0.96			1.1	
Church Stretton	0.034				0.390		0.166	0.59	
Cleobury Mortimer			0.04		0.2			0.2	
East	3.7		2.7	2.9	1.3	1.3	1.0	13.0	4.4
Bridgnorth	0.27		0.81	1.84	0.44	1.34	1.04	5.7	4.40
Shifnal			0.4		0.014			0.394	
Much Wenlock	2.6							2.6	
Broseley	0.73			1.09	0.24			2.1	
Highley	0.13		1.54					1.67	
Albrighton	0.01				0.6			0.57	

Protected Employment Sites

The protection of existing employment areas is provided by **Core Strategy Policy CS14: Managed Release of Employment Land** and implemented through **SAMDev Policy MD9: Protecting Employment Areas**. The protection of existing employment areas supports the management of the portfolio of land and premises in **Policy CS14: Managed Release of Employment Land** and in **SAMDev Policy MD4: Managing Employment Development**. This is part of the strategic approach to delivering a sustainable pattern of employment development across the County and balancing the delivery of new housing with employment to meet the needs of Shropshire's communities.

The protection afforded to existing employment areas is proportionate to the significance of the site in accordance with guidance provided in Policy MD9. The protection of existing employment areas increases the capacity of the local economy to accommodate investment by protecting opportunities for businesses to redevelop existing serviced employment land and floorspace. This protection primarily assists strategic and local employers to secure their operational base and to meet their business development needs for growth and expansion. The larger existing employment areas currently protected by these policies are shown on the **SAMDev Policy Map** and in **Appendix 5** to this AMR.

Future monitoring of Employment Land in Shropshire

The authority will continue to review the monitoring of employment land and the delivery of development. This seeks to improve the recording of delivery and the availability of employment land including strategic employment allocations and employment premises and land with permission.

Town and Rural Centres

Policies CS15: Town and Rural Centres of the Core Strategy and **MD10a: Managing Town Centre Development, MD10b: Impact Assessments for Town and Rural Centres and the Settlement Policies (S1-S18) of the SAMDev Plan**, alongside other relevant Policies address our towns and rural centres, including retail provision within them.

A number of influential factors, such as the extensions to permitted development rights for changes of use from office to residential and the increased penetration of on-line shopping (which was exacerbated by the Covid-19 pandemic), are changing the role of our retail centres. This transformation is expected to continue over the coming years. Available information captures some changes across Shropshire's main towns.

Town centre audits undertaken in Shropshire's key market towns and settlements between 2019 and 2023, assessed the numbers and types of businesses trading and the numbers and locations of vacant premises. The table below summarises the composition of the town centre offer for Shrewsbury, Oswestry, Market Drayton, Bridgnorth and Ludlow.

Table 27: Comparison of diversity of uses of Shropshire principal centres (see notes below)

	Make-up of town centre units by function (Percent, %)					
Retail Sector	**Shrewsbury**	**Ludlow**	**Whitchurch**	**Oswestry**	**Bridgnorth**	**Market Drayton**
Convenience	4	8	6	7	8	7
Comparison	31	37	33	24	31	20
Services	24	26	27	31	24	38
Food, Beverage & Leisure	24	18	21	18	24	19
Vacant	11	9	9	12	10	13
Miscellaneous	6	2	4	8	3	3

(Notes: Derived from the most recent town centre audit undertaken by Shropshire Council in September 2023 Datarounded from original studies. Totals may not therefore add up to 100%.)

The surveys provide a snapshot of the vitality of Shropshire's market towns and service centres and allow each town to be benchmarked againstother similar sized settlements. Across all main towns in the County, a notable upturn in the number of vacant premises was noted in 2020 compared with 2019, reflecting the challenges posed by Coronavirus on the High Street. In most location the vacancy rate has now dropped across all settlements since 2020. This vacancy rate is now remaining stable at about 11%, since 2021.

The key points for each of the consultants' studies in respect of these six principal centres are summarised below:

Ludlow (ludlow-town-centre-audit-report-2023.pdf) has:

- A strong representation of convenience and comparison outlets;
- In-centre, edge-of-centre and out of centre convenience provision – more convenience outlets in town centre locations than any other maintown in the County;
- A strong representation by independent operators. Its lack of large chains is not therefore viewed as a weakness;
- Many small mid and up-market boutiques;
- A lower than average vacancy rate indicating a high level of demand;
- A busy centre with good accessibility to parking and public transport and a good flow of pedestrians; and
- A high quality environment.

Whitchurch (whitchurch-town-centre-audit-report-2023.pdf) has:

- Limited representation of convenience outlets (national stores primarily located outside the main shopping streets);
- A good range of comparison outlets whose representation is dominated by independent operators;
- A strong range of services including national banks and independent operators including solicitors, insurance brokers, hair salons, vets andothers;
- A low proportion of units occupied by charity shops but a number of discount operators;
- A pleasant environment; and
- Is reasonably accessible with good parking and access to public transport.

Oswestry (oswestry-town-centre-audit-report-2023.pdf) has:

- A good mix of in-centre and edge of centre convenience shopping with a strong independent representation;
- Good comparison and service offers with a mix of national and independent brands;
- A vacancy rate that is in line with the national and county average although there are some large long-standing empty premises;
- The built environment is pleasant arising from the mix of architecture and styles within the town; and
- Accessibility is good.

Bridgnorth (bridgnorth-town-centre-audit-report-2023.pdf) has:

- A good mix of nationals and independent convenience retailers in High Town supplemented by the presence of two major food retailers inLow Town;
- A high proportion of comparison goods retailers with representation by major national chains and a wide range of independent operators;
- The proportion of service units is lower but again the Centre has a mix of national and independent operators;
- The number of vacancies has increased since 2019, and is now more aligned with the Shropshire average;
- Opportunities for national retailers is constrained by the limited number of medium/large units;
- Accessibility of High Town is good. There is however something of a separation for pedestrians between High and Low Towns with the Cliff Railway providing the most direct link; and
- A pleasant environment attracting visitors as well as local residents.

Shrewsbury (shrewsbury-town-centre-audit-report-2023.pdf) has:

- More than twice as many business premises as the second largest centre (Oswestry);
- A bias towards comparison retail, with comparatively few convenience outlets;
- A good mix of national chains and independent operators;
- A strong offer in restaurants and hospitality;
- A slight under-representation in retail services;
- A vacancy rate that is slightly lower than the national average
- Notable levels of business churn
- The centre has suffered from the failure of a number of national chains who until recently had a presence in Shrewsbury.

Market Drayton (market-drayton-town-centre-audit-report-2023.pdf) has:

- A range of convenience stores, albeit with the main supermarkets located outside the main shopping area;
- Limited choice in comparison retail;
- Strong representation in the services sector;

- Predominantly independent, but with a few major chains;
- Considerable levels of business churn
- The highest vacancy rates of the main Shropshire towns

Tourism, Culture and Leisure

The AMR details changes to these sectors where information is available which identifies significant changes to the tourism, cultural, and leisure offer in the County.

Policy CS16: Tourism, Culture and Leisure of the Core Strategy and **Policies MD11: Tourism Facilities and Visitor Accommodation and Settlement Policies (S1-S18)** seek to support sustainable growth in the tourism, cultural and leisure sectors recognising the positive economic and social benefits these sectors can bring to communities and to the local economy.

Tourism is an important part of the local economy. Shropshire's tourism sector attracted around 10 million people in 2022, generating £572.98m in direct visitor spend (and a further £194.25 million in indirect spend) and supporting around 8,500 FTE jobs. Whilst the staying visitor sector has recovered strongly since the Covid-19 pandemic, with visitor number rising by 3.5% and their contribution to economic impact rising by 19.7%, the number of day visitors was 11.4% lower in 2022 than in 2019.

D) Environment

This section of the AMR covers:

- The environmental element of the **'Creating Sustainable Places'** section of the Core Strategy and associated sections of the SAMDev Planwhich set out the overall approach to delivering socially inclusive, economically vibrant and environmentally friendly places; and
- The **'Environment'** chapter of the Core Strategy and associated sections of the SAMDev Plan, which sets the approach to ensure development protects and enhances Shropshire's natural, built, and historic environment. The policies in this chapter of the Core Strategy focus on Shropshire's environmental assets, minerals and waste development and ensuring sustainable approach to water management.

The Natural Environment

Policy CS17: Environmental Networks of the Core Strategy and **Policy MD12: Natural Environment of the SAMDev Plan**, alongside otherrelevant policies, set out the approach to protect, restore, enhance, and conserve the natural environment.

Table 28 identifies the number and hectarage (ha) of designated natural environment assets in Shropshire alone.

It is understood that the number of Local Wildlife Sites (LWS) remains the same since 2017-18. Sites can be removed due to destruction / deterioration and new ones discovered and added.

Table 28: Areas designated for their intrinsic environmental value including sites of international, national, regional, and sub-regional significance

	2023-2024	
	No	**HA**
Local Nature Reserves (LNR)	9	179.26
National Nature Reserves (NNR)	4	798.44
Ramsar Sites	14	564.46
Special Areas of Conservation (SAC)	7	932.45
Special Protection Areas (SPA)	0	0
Sites of Special Scientific Interest (SSSI)	108	7,071.58
Local Wildlife Sites (LWS)	691	12,843.22
Regionally Important Geological and Geomorphological Sites (RIG)	304	473.06

Habitat data

The baseline habitat dataset available that covers the whole of Shropshire is taken from the Priority Habitat inventories provided by Natural England. As a nationwide dataset this has limitations in terms of resolution and accuracy.

Local Sites

Local sites are identified and agreed by the Local Sites Partnership. The provision of up-to-date Local Wildlife Site data has been affected by staffing changes at Shropshire Wildlife Trust and updated data was last provided in 2017. Since then, the numbers of these sites remains the same as outlined in Table 28.

Data Gathering

Species recording is carried out comprehensively for many species groups and data of increasing quality is available for these groups from theShropshire Ecological Data Network (SEDN), Shropshire's virtual local biological records centre. The project is managed by a steering group including representation from Shropshire Council, Telford & Wrekin Council, Natural England, Environment Agency, FSC Biodiversity Training Project, and several county species recorders. The data originates from individual species recording societies and is verified by county expertsbefore being added to the SEDN dataset.

As well as making species data available to Local Authorities and consultant ecologists, SEDN also makes large amounts of species data available to the public. SEDN currently holds over 701,889 species records, it also holds information on habitats and designated sites. For furtherinformation, please visit the SEDN website at: https://sites.google.com/view/sedn/home

If you are interested in biological recording in Shropshire, a great place to start would be to get in contact with the species recording groups county experts. It's important for SEDN that records are validated by local species experts. The high quality data is then available for a variety ofuses. For example, the data can feed into species atlases, influence habitat management plans, and aid in planning decisions.

We'd always encourage you to send your records directly to the local species recording group or county expert (details available at: https://shropshire.gov.uk/natural-shropshire/ecological-data-network-sedn/wildlife-and-species-recording-groups/). However, if you are not a regular species recorder it's often easier for you to submit your record online. There are various websites for online recording. iRecord (https://www.brc.ac.uk/irecord/) and BirdTrack (https://app.bto.org/birdtrack/login/login.jsp?s=1&gtl=main%2Fdata-home.jsp) are both nationalschemes which collate data and feed it back to local record centres, national recording schemes and county recorders.

Online recording is particularly useful if you find yourself outside of Shropshire and you're unsure where you should send your record. If you require help/training with online recording please contact the Natural Environment Team at natural.environment@shropshire.gov.uk

Flooding

Policy CS18: Sustainable Water Management of the Core Strategy and other relevant Policies address flooding and ensures developments integrate measures for sustainable water management.

The Environment Agency (EA) is an important consultee for many planning applications. As outlined below, the EA commented on 306 planning applications between 2020-21 and 2023-24. Of these 306, very few have been refused considering the responses made by the EA. This is encouraging, as this would mean that there are very few applications made that raise serious environmental concerns which have led to them being refused. It is considered that the use of advice and mitigation of the potential impact of development on flood risk has improved in general.

Table 29: Planning applications with Environment Agency Engagement 2020/21 – 2023/24

	2020-21	2021-22	2022-23	2023-24
No. of applications with EA comments	90	65	88	63
Planning application refused considering EA response	7	2	3	2
Planning application withdrawn	16	7	16	3
Pending Consideration with objections,comments, or conditions from EA	5	1	0	2

Waste Planning

Policy CS19: Waste Management Infrastructure of the Core Strategy and **Policies MD14: Waste Management Facilities and MD15: Landfill and Land Raising Sites of the SAMDev Plan**, alongside other relevant policies, address waste planning in Shropshire. Table 30 provides a summary of headline monitoring indicators for waste planning:

Table 30: Headline Monitoring Indicators 2017-18

Indicators	2018 Target	2017-18 Performance
Additional capacity at municipal / commercial & industrial waste management facilities	Positive contribution to demonstrating 'Equivalent Self-Sufficiency' (see below)	Additional 50,000 tonnes capacity at commercial & industrial waste management facilities added during 2017-18
Available capacity at municipal / commercial & industrial waste management facilities sufficient to manage an equivalent quantity of waste to generated in Shropshire (equivalent self-sufficiency)	100%	Municipal: 125% Commercial, Industrial and Construction wastes: 230%
Municipal waste management performance	Contribution to national targets, but no local targets	

Waste Generation

Just under 1 million tonnes of waste was generated in Shropshire in 2018. Approximately 46% is generated by commercial and industrial businesses, a further 2% is classed as hazardous and a further 35% is from construction and demolition activity. Municipal waste which is collected by Shropshire Council amounts to only about 16%. Most of Shropshire’s waste is managed locally. Of the waste generated in Shropshire, 47% ismanaged in the county and a further 39% is managed in neighbouring areas. Only 14% is managed in other parts of England and Wales.

A summary of how Shropshire’s waste is generated and managed is shown in Table 31 below:

Table 31: Waste Generation and Management

Waste Type	Waste generated in Shropshire	Generated and Managed in Shropshire	Exported	Imported	Managed in Shropshire
Municipal	166,000	120,000	46,000	28,000	148,000
Commercial & Industrial	442,000	168,000	275,000	16,000	184,000
Construction & Demolition	346,000	177,000	169,000	89,000	266,000
Hazardous	24,000	4,000	21,000	3,000	7,000
TOTAL	**978,000**	**469,000**	**511,000**	**136,000**	**605,000**

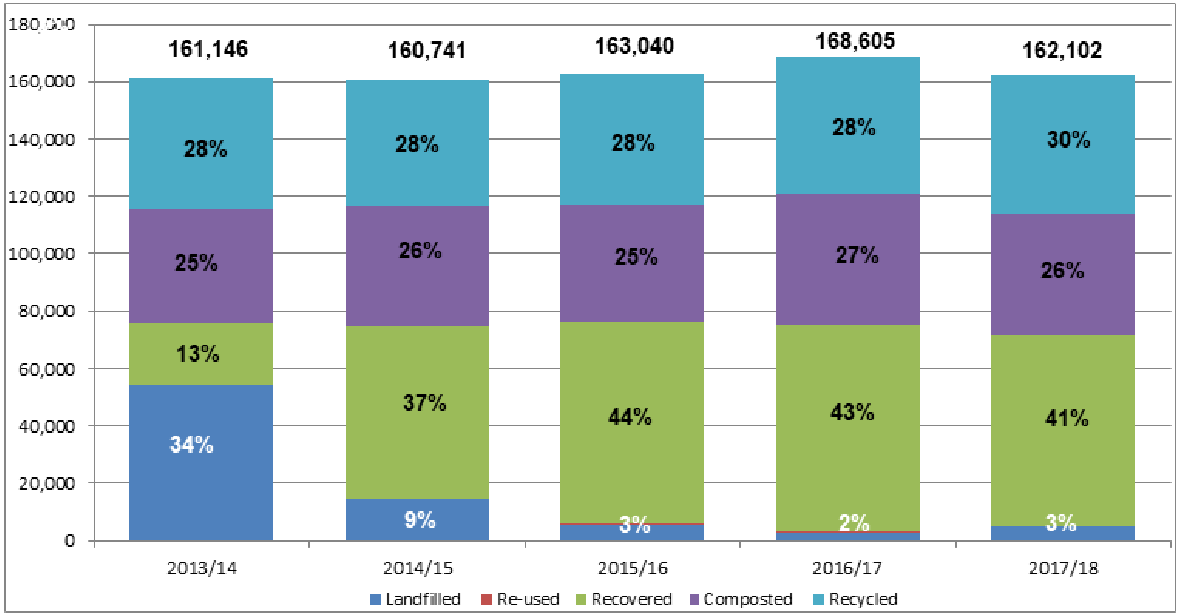
Waste Management in Shropshire

Of the waste generated in Shropshire, about 86% is recycled or has value recovered from it and only about 14% is sent for disposal. However,2.5% of the waste is delivered to transfer stations and its eventual fate is unknown. Of the waste handled at waste management facilities in Shropshire, 74% is recycled or has value recovered from it, often at composting and biological treatment facilities. The remaining waste is managed at transfer stations and its eventual fate is therefore unknown.

Municipal and Household Waste

Shropshire produced about 166,000 tonnes of municipal waste in 2018. The overall quantity of municipal waste generated in Shropshire decreasedby about 4% between 2017 and 2018. The five year trend shows that the quantity of municipal waste has remained largely static. Shropshire continues to perform well against national municipal waste recycling and composting and landfill diversion targets. Approximately 57% of municipal waste was recycled and composted in 2018 and the level of energy recovery has been broadly maintained at 41%, with a consequent significant reduction in landfill from 34% in 2013 to only 2% in 2018. Of the municipal waste produced in Shropshire, about 120,000 tonnes or 72% was managed in Shropshire and 32,000 tonnes or 19% was sent for recycling or recovery in other parts of the West Midlands. The remaining 14,000 tonnes or 9% was material which was recycled in other areas of England.

Figure 7: Municipal waste management performance 2013/14 - 2017/18



Commercial and Industrial Waste

Estimates of commercial and industrial waste arising are notoriously inaccurate at the level of an individual county and detailed recent informationabout the quantity of waste is limited to the Environment Agency interrogator data from 2018. This suggests that approximately 442,000 tonnes ofcommercial and industrial waste derived from Shropshire was managed at licensed waste management facilities in 2018. Of this material, around95% was diverted away from landfill by recycling or recovery processes and around 1% was landfilled. The remaining 4% of commercial and industrial waste was handled at transfer sites, and its ultimate fate is unknown. Of the quantity of commercial and industrial waste produced in Shropshire in 2018, about 38% was managed in Shropshire, 41% was managed in areas neighbouring Shropshire and the remaining 21% was managed in other parts of the UK.

Construction and Demolition Waste

Estimates of the amount of construction and demolition waste produced in Shropshire vary. Most surveys are only statistically accurate at a regional or national level. The best available waste arising data derives from a regional model which breaks down 2010 national data using shares of development suggests that approximately 497,000 tonnes of construction and demolition waste was produced in Shropshire in 2010. The fate of this material is not recorded, but Environment Agency data suggests that about 346,000 tonnes of construction and demolition waste derived fromShropshire was managed at licensed facilities in 2018. However, this does not include material which is managed at facilities which are exempt from licensing. The EU Waste Framework Directive establishes a target of 70% diversion away from landfill by 2020, the Dti Sustainable Construction Review (October 2006) established an objective of zero inert waste to landfill by 2020 and the BIS Strategy for Sustainable Construction (June 2008) established a target of a 50% reduction of construction, demolition and excavation waste to landfill compared to 2008. Of the inert material from Shropshire recorded as being managed at licensed facilities in 2018, 51% was managed in Shropshire and a further 46%in neighbouring areas. The remaining 3% was managed in other parts of England. Of the material managed at licensed facilities, 55% was recycled or recovered, 1% was handled at transfer sites, but its ultimate fate is unknown, and the remaining 44% was deposited at landfill sites, although some of this material may have been used for cover and engineering purposes.

Hazardous Waste

Shropshire produced about 24,000 tonnes of hazardous waste in 2018, most of which was exported for treatment and disposal. Of the hazardouswaste generated in Shropshire, about 94% was managed in parts of the West Midlands and other areas of England outside Shropshire and neighbouring areas. About 97% of hazardous waste was recovered or treated and the remainder was disposed of at incineration or landfill facilities.

Cross Boundary Movements of Waste

The settlement pattern and distribution of business waste producers in Shropshire means that the county lacks the necessary economies of scale to support more specialised waste management processes. Natural geology and water resources also significantly restrict opportunities for landfill.This means that some waste material, including hazardous wastes and Very Low Level Radioactive Waste (VLLRW) is likely to continue to be exported for management and disposal outside the county.

Shrewsbury, in particular, remains heavily dependent on commercial waste management services delivered from facilities in neighbouring local authority areas, particularly Telford & Wrekin. However, whilst Shropshire remains a net exporter of waste, around 163,000 tonnes of waste was imported to Shropshire for management in 2018. Of this material, 57% wasfrom neighbouring areas, principally Wales, 19% was from other areas of the West Midlands and the remaining 24% was from other areas of the UK. Of the waste imported to Shropshire, 97% was recycled or recovered and the remaining 3% was either landfilled or handled at transfer facilitiesfor onward disposal. About 31% of the material imported was for composting or biological treatment and this reflects the fact that substantial additional capacity, particularly for biological treatment facilities has come on-stream in Shropshire in recent years.

Shropshire’s waste planning strategy actively supports the development of new waste recycling and recovery facilities as a means of stimulating enterprise and to support a transition to a low carbon economy and reduce local business waste management costs. The combined capacity of existing permitted sites (see below) and the presumption supporting new sites for recycling and environmental industries (Policy MD4) exceeds that which is required to manage a quantity of waste equivalent to that generated in Shropshire. This approach effectively counterbalances net waste exports and helps to support appropriate ‘cross boundary’ waste flows.

Existing Waste Management Capacity and Facilities

In 2018, there were about 136 consented waste sites in Shropshire. Of these sites, about 70% are classed as operational. In theory, these sites provide almost 1 million tonnes of capacity, although they only handled approximately 600,000 tonnes of locally generated waste and imported materials in 2018. The new facilities which have been permitted during 2017-18 will deliver 50,000 tonnes of additional annual waste management capacity for commercial waste recycling and recovery (see Table 34). Increases in energy costs and changes in international trade policy may be responsible for the continued increase in applications for new commercial waste management capacity, particularly farm-based anaerobic digesters and this will help local businesses to mitigate their energy costs and secure improved resource efficiency. The wider trend is that, during the period 2013-2018, applications for new waste management facilities, once operational, will deliver about 5,000 tonnes of additional municipal waste management capacity and 310,000 tonnes of additional business waste management capacity. The available capacityto treat both municipal and business wastes significantly exceed the level required to demonstrate 'equivalent self-sufficiency.

Future Waste Management Capacity Requirements

The national Resources and waste strategy supports reinforces the need to avoid waste and to recover resources as part of our 'natural capital'. Shropshire's Climate Change and Economic Growth strategies support 'clean growth' and development which assists the transition to a low carbon economy.

In addition to existing permitted capacity, a number of additional sites are identified in the Local Plan (Schedule A6) as suitable for general industrial or business use, including waste management operations, recycling, and environmental industries. These sites are in accessible locations close to the main urban areas.

The capacity of existing consented waste management facilities, together with those employment sites identified as suitable for recycling and environmental industries provide sufficient throughput capacity to allow Shropshire to continue to manage an equivalent annual amount of waste to that which is forecast during the Plan period to 2038. The type of existing facilities predominantly supports the recycling and recovery of waste materials and energy and additional sites will support the development of facilities to recover the material resource and energy value from a greaterproportion of waste in line with national and local policy objectives. Shropshire is likely to remain reliant on the export of some material for specialistprocessing and disposal but will continue to counterbalance this for imported wastes through the provision of recycling and recovery capacity, particularly for biodegradable wastes.

Table 32: Capacity of new waste management facilities by type 2017-18

Address	Description	Waste Type	Additional Capacity	Status
Oakland Farm Eggs Ltd, Storage Hangar, Wem Road, Shawbury, Shrewsbury, Shropshire, SY4 4RH	Construction of an Anaerobic digester facility	Commercial	50,000 tonnes/yr	Permitted

Table 33: Approval of additional waste management capacity 2017-18 (thousand tonnes)

Waste Stream	Existing Capacity[1] 2016-17	Additional Capacity Permitted 2017-18	Available Capacity 2018	Target 2018[4]	Equivalent Self-sufficiency %
	(i)	(ii)	(i+ii)		
Municipal Recycling & Recovery[2]	202	0	202	162	125
Commercial Recycling & Recovery[3]	998	50	1048	455	230

1. AMR 2018 (EA data on waste handled at licensed facilities in 2018)
2. Includes local estimate of available composting capacity
3. Includes construction, demolition and inert wastes
4. Equivalent to the quantity of these wastes generated in Shropshire during this period

Landfill Capacity

The availability of landfill void in Shropshire is declining and the combination of economies of scale and environmental constraints which derive from European policy on groundwater means that the potential for new landfill is very limited. Only one landfill site accepting mixed (non- hazardous) waste remains operational near Ellesmere. The most recent assessment of landfill capacity in the West Midlands reveals that less waste is being landfilled and that existing capacity is expected to last until at least 10 years at current input rates. Application of the waste hierarchy requires that new landfill sites should not be considered unless specific local circumstances apply. Natural geology and the geographyof water resources in Shropshire significantly restrict opportunities for landfill because of the potential for adverse impacts on groundwater.

Minerals Planning

Policy CS20: Strategic Planning for Minerals of the Core Strategy and **Policies MD16: Mineral Safeguarding and MD17: Managing theDevelopment and Operation of Mineral Sites of the SAMDev Plan**, alongside other relevant policies, address mineral planning in Shropshire.

Mineral resources currently or recently ‘worked’ in Shropshire are aggregates (sand & gravel and crushed rock), building stone, brick clay, fire clay, and coal. Of these mineral resources, in terms of quantity, aggregates represent the most significant actively ‘worked’ mineral resource in Shropshire. Mineral resources from Shropshire supply both local markets and contribute specialist materials to regional and national markets.

Strategic Context and the Duty to Cooperate

Shropshire Council is the Mineral Planning Authority for Shropshire (excluding the component within the Telford & Wrekin administrative area). The Council is an active member of the West Midlands Aggregate Working Party (AWP).

Engagement with the AWP is supplemented through regular contact with other MPA's, neighbouringcouncils, and local representatives of the minerals industry.

Local Aggregates Assessment (LAA)

The purpose of a Local Aggregate Assessment (LAA), is to analyse local aggregate supply, forecast future demand and assess the balance between demand and supply of aggregates. In this way, it forms important evidence for determining the level of provision of mineral aggregates to be made in the Local Development Plans for Shropshire.

The most recent Local Aggregate Assessment (1st January 2024 base date) (LAA), includes a forecast of future demand for aggregates, analyses existing aggregate supply, and then determines the 'balance' between demand and supply of aggregates. It concludes that sand & gravel and crushed rock aggregate resources have remained consistently above the minimum level required by national policy and guidance and sufficient reserves are available to demonstrate necessary landbanks (7 years for sand and gravel and at least 10 years for crushed rock). The LAA also provides evidence which can inform decisions on aggregate provision in the next Local Plans for Shropshire.

For clarity, this Local Aggregate Assessment takes into account the supply and demand of aggregates for all of Shropshire (both Shropshire Council and Telford & Wrekin Council administrative areas), although the majority of aggregate production takes place in the area administered by Shropshire Council.

Both areas contain facilities where construction, demolition and excavation waste is recycled to produce aggregates. However, the success of policies which support the increased use of alternative aggregate materials (recycled and secondary) remains difficult to measure because of the lack of data available.

In 2024, Government undertook a National Mineral Aggregate Survey, the results of which have recently been published.

Table 34 is taken from the latest LAA, and summarises headline performance indicators for mineral production and reserves (and landbanks).

Table 34: Headline Mineral Monitoring Indicators at 1st January 2024

	Sand & Gravel	Change from 2022	Crushed Rock	Change from 2022
Required Landbank (years)	7 years		10 years	
10-Year Average Sales (at 1st January 2024)	0.88mt	⇧	2.98mt	⇩
Landbank Required (mt) Based on 10-Year Average Sales (at 1st January 2024)	6.15mt	⇧	29.79mt	⇩
Reserves (mt) (as at 1st January 2024)	**20.07mt**	⇩	**77.67mt**	⇩
Actual Landbank (years) **Based on 10-Year Average Sales at 1st January 2024**	**22.84 years**	⇩	**26.07 years**	⇧

Key: ⇧ Up from the previous year; ⇩ Down from the previous year; ⇔ Same as previous year

Sand & Gravel Aggregate Informatives: Reserves have decreased (from 21.47m in 2023, primarily due to 'working' that occurred over the year) and the required landbank has increased (from 5.70mt in 2023). However, the identified landbank remains well in excess of the 7 year minimum requirement.

The reserves which contribute to this landbank are distributed across active sites (57% of total reserves) and currently inactive sites (43% of total reserves), including the recent commitment at the Former Ironbridge Power Station Site.

It is considered that a significant proportion of the reserves on inactive sites are unlikely to be worked in the short term, however this provides some certainty about the longer term supply of sand & gravel aggregate. There are further 'reserves' associated with allocated sites, these reserves are also considered unlikely to be worked in the short term, but again provide further certainty about the longer term supply of sand & gravel aggregate.

Crushed Rock Aggregate Informatives:

Reserves have decreased (from 83.05 in 2023 due to a combination of 'working' that occurred and re-allocation of some reserves from aggregate to other purposes) but so has the required landbank (from in 30.13mt 2023). This has resulted in an increase to the actual landbank, which is well in excess of the 10 year minimum requirement.

The reserves which contribute to this landbank are distributed across active sites (84.5% of total reserves) and currently inactive sites (15.5%). It is considered there is a robust level of reserves that are 'workable' in the short term.

Sand & Gravel

The following narrative regarding sand & gravel aggregates is based on the latest LAA:

In 2023, there were 8 active sand & gravel quarries in Shropshire and a further 2 sand & gravel quarries which were committed but not currently active (this includes the new quarry granted planning permission to facilitate the prior-extraction of sand & gravel aggregate alongside the redevelopment of the Former Ironbridge Power Station site). In addition, there was 1 sand & gravel quarry that was identified as statutory dormant (where workings cannot occur without a further mineral planning permission). These sites are summarised in Appendix 1.

Sand & gravel 'working' currently occurs exclusively within the Shropshire Council administrative area.

The majority of sand & gravel aggregate 'working' in Shropshire is now from glacial or bunter deposits which are of more variable quality than river terrace materials which have now been largely worked out in Shropshire. These sand & gravel deposits frequently contain a high proportion of sand and more limited quantities of gravel and often suffer from clay and lignite (also known as brown coal, consisting of naturally compressed peat) contamination. These characteristics mean that deposits often require additional processing to generate a saleable product.

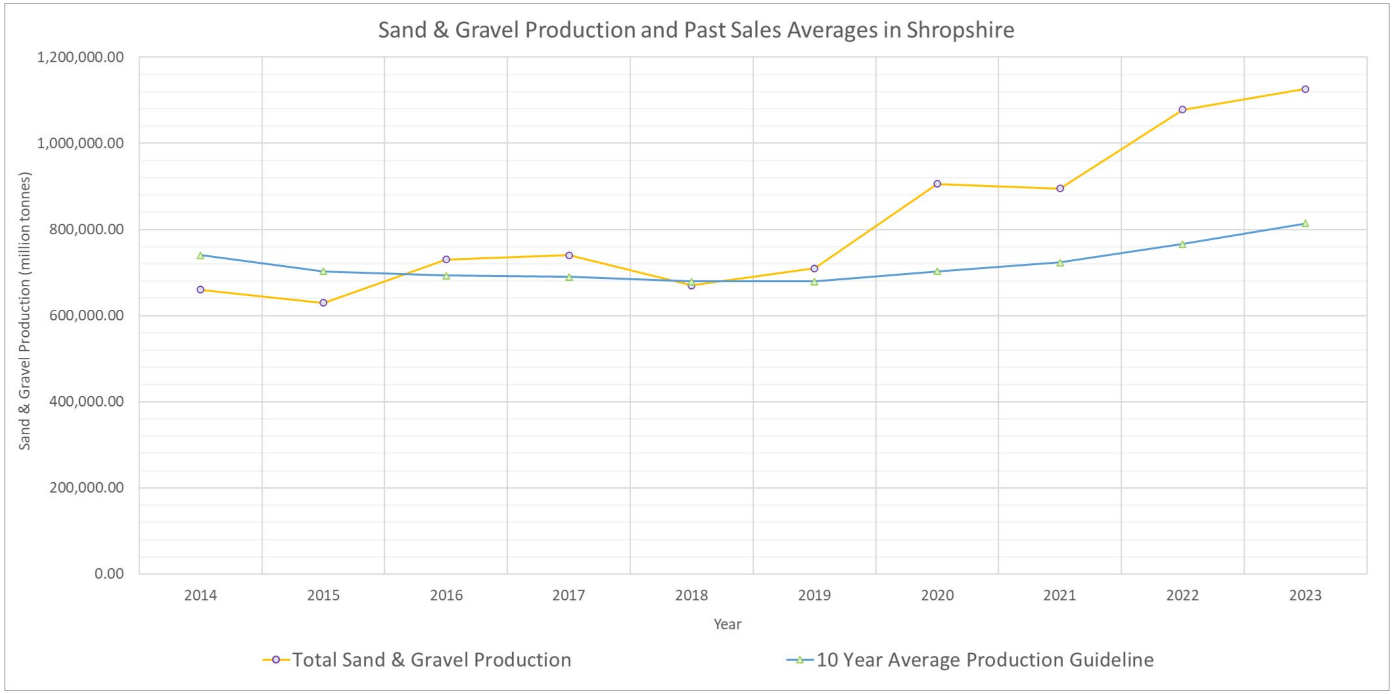
Sand & gravel aggregate produced in Shropshire primarily supplies the construction industry with building sand, concrete and concrete products. The majority of the sand & gravel aggregate produced in Shropshire is used locally within Shropshire and the immediate surrounding area. Only a relatively limited amount of sand & gravel aggregate produced from Shropshire is currently exported eastwards to the main markets in the West Midlands conurbation due to the availability of more proximate and higher quality materials closer to these markets. These trends are expected to continue.

Key trends for sand & gravel aggregate production guidelines and sales are summarised in Table 35 and Figure 8:

Table 35: Shropshire Sand & Gravel Production Guidelines and Sales (2014-2023)(million tonnes [mt])

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Operational Quarries	6	5	5	5	6	6	6	6	8	8
Sand & Gravel Production (mt)	0.63	0.73	0.74	0.67	0.71	0.91	0.90	1.08	1.13	1.30
Production Guideline (mt) (10 year average)	0.70	0.69	0.69	0.68	0.68	0.70	0.72	0.77	0.81	0.88

Figure 8: Sand & Gravel Production Guidelines and Sales in Shropshire (2014-2023) (million tonnes [mt])



It is apparent from Table 35 and Figure 8 that:

a. The 8 operational sand & gravel aggregate quarries in 2023 represent the joint highest number that have concurrently operational over the last 10 years. This provides confidence in the ability to produce sand & gravel aggregate and also to respond to any changes in demand.

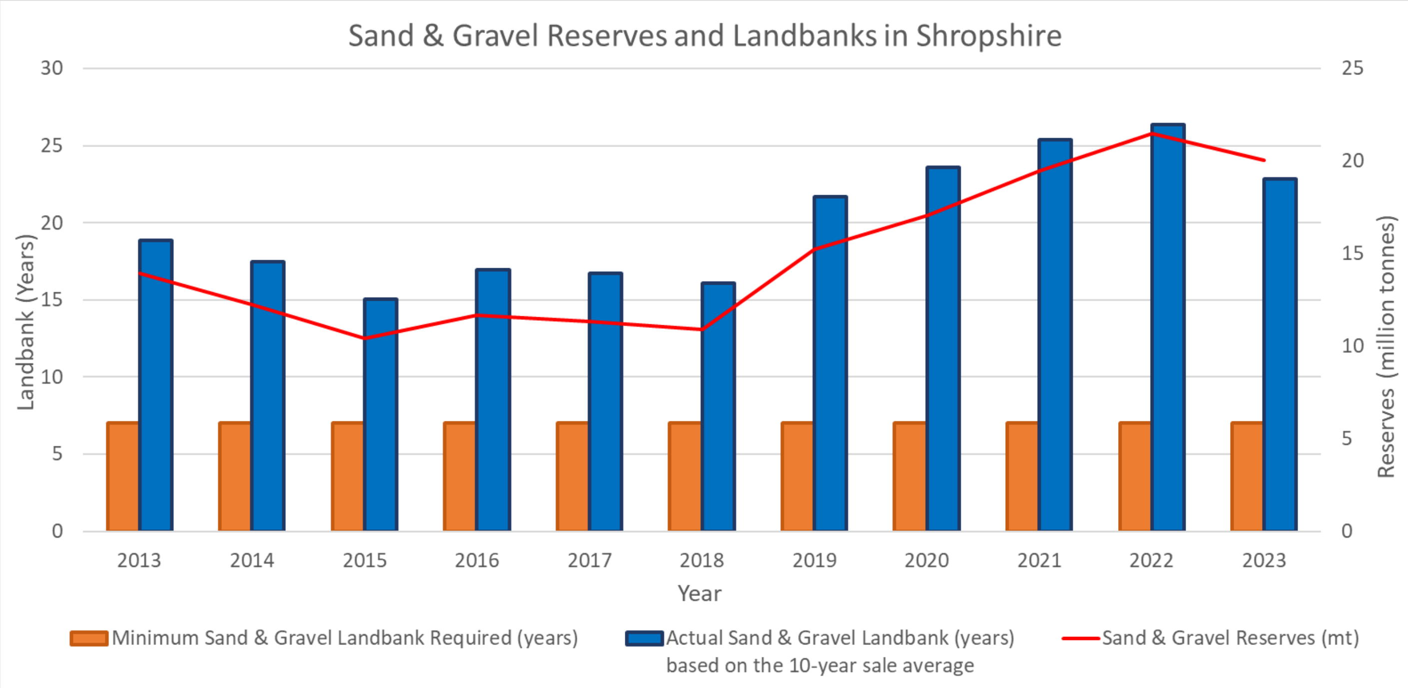
b. Sand & gravel aggregate production in 2023 was the highest it has been over the last 10 years. This again provides confidence in the ability to produce sufficient sand & gravel aggregate to respond to any changes in demand.

c. The 10 year average sales of sand & gravel aggregate (2014-2023) was 0.88 million tonnes over the period, is the highest it has been over the last 10 years. This reflects the ever reducing impact of the mid-2000 economic downturn on construction activity and associated demand for sand & gravel aggregates.

d. Sand & gravel aggregate production has exceeded the equivalent 10 year average production guideline in each of the last 6 years.

Sand & gravel aggregate reserves have resulted in a landbank to meet future demand that has remained consistently above the minimum landbank required within the NPPF. The landbank at 1st January 2024 was equivalent to over 22 years based on 10 year average sales data (at 1st January 2024). In taking planning decisions, Shropshire Council has consistently responded positively to both planned development and windfall applications to release more material to maintain productive capacity. This is illustrated in Figure 9 below:

Figure 9: Sand & Gravel Reserves and Landbank 2013-2023 (million tonnes [mt])



Crushed Rock

The following narrative regarding crushed rock aggregates is based on the latest LAA:

In 2023, there were 5 active crushed rock quarries in Shropshire and a further 2 crushed rock quarries which were committed but not currently active. Of these 1 active crushed rock quarry is located within the Telford & Wrekin Council administrative area. The remaining crushed rock quarries are located within the Shropshire Council administrative area. These sites are summarised in Appendix 1.

Crushed rock aggregates produced in Shropshire fall into three categories of rock, these are sandstone, limestone and igneous rock. They are primarily used as engineering fill, roadstone and asphalt in road construction and maintenance; ballast during rail track construction and maintenance; bedding material during water and effluent filtration pipe installation and maintenance; and also serve various industries such as ready mix and precast concrete manufacturing.

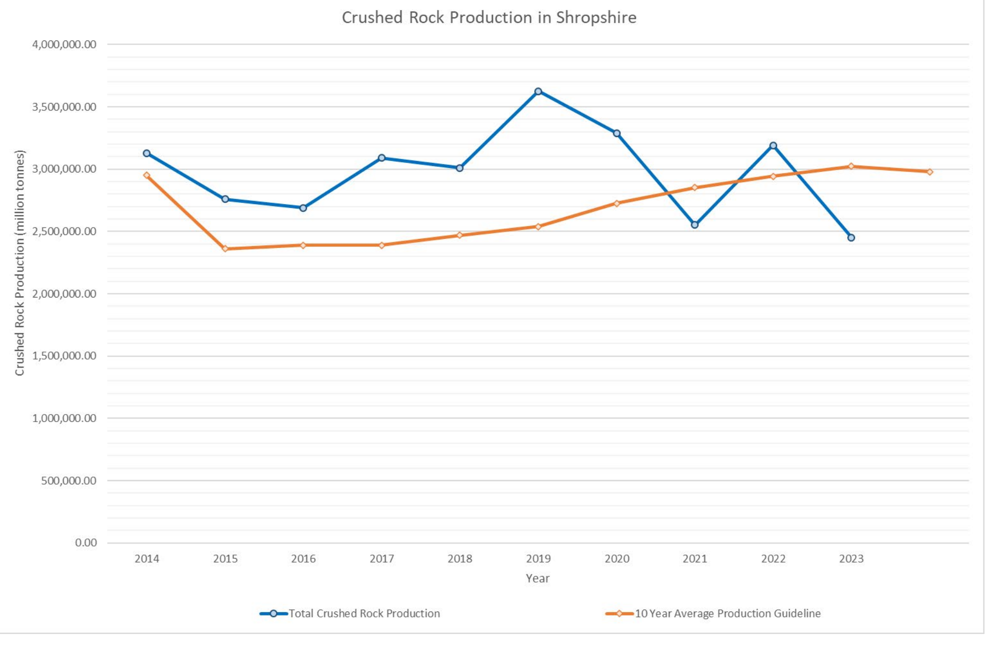
The majority of the crushed rock aggregate produced in Shropshire is used locally within Shropshire and the immediate surrounding area. However, the high polishing resistance of some crushed rock aggregate resources in Shropshire supports export to a larger market area, and as such a relatively significant proportion of production supplies national markets outside the West Midlands. These trends are expected to continue.

Key trends for crushed rock aggregate production guidelines and sales are summarised in Table 36 and Figure 10:

Table 36: Shropshire Sand & Gravel Production Guidelines and Sales (2014-2023)(million tonnes [mt])

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Crushed Rock Production (mt)	3.13	2.76	2.69	3.09	3.01	3.62	3.29	2.55	3.19	2.45
Production Guideline (mt) (10-year average)	2.36	2.39	2.39	2.47	2.54	2.73	2.85	2.94	3.02	2.98

Figure 10: Crushed Rock Production Guidelines and Sales in Shropshire (2014-2023) (million tonnes [mt])



It is apparent from Table 36 and Figure 10 that:

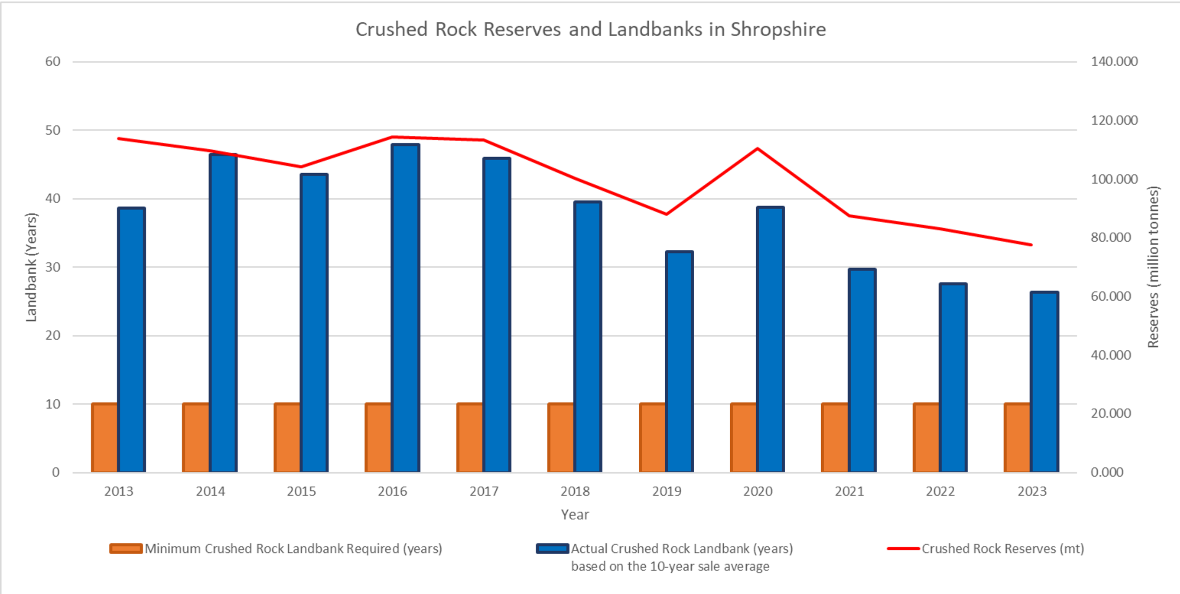
a. Crushed rock aggregate production over the last 10 years has remained relatively stable, although there have been fluctuations with a peak of 3.62 million tonnes in 2019 and trough of 2.45 million tonnes in 2023.
b. The level of crushed rock aggregate production in 2023 represents a reduction to levels of production in 2022 and is the lowest in the

last 10 years.

c. The 10 year average sales of crushed rock aggregate was 2.98 million tonnes over the period 2014-2023, which is the second highest it has been over the last 10 years and is also higher than the 3 year average for the period 2021-2023. This reflects the ever reducing impact of the mid-2000 economic downturn on construction activity and associated demand for sand & gravel aggregates.
d. Crushed rock aggregate production was lower than the equivalent 10 year average production guideline in 2023, this was also the case in 2021. In all of the other last 10 years, production exceeded the equivalent 10 year average production guideline.

Crushed rock aggregate reserves to meet future demand have resulted in a landbank that has remained consistently above the minimum landbank level required by NPPF. The landbank at 1st January 2024 was equivalent to over 26 years based on 10 year average sales data (at 1st January 2024). This is illustrated in Figure 11 below:

Figure 11: Crushed Rock Reserves and Landbank 2013-2023 (million tonnes [mt])



Secondary and Recycled Aggregates

Secondary aggregates include material from *"industrial wastes such as glass (cullet), incinerator bottom ash, railway ballast, fine ceramic waste (pitcher) and scrap tyres; and industrial and minerals by-products, notably waste from china clay, coal and slate extraction and spent foundry sand. They can also include hydraulically-bound materials".* Recycled aggregates, include material from *"construction, demolition and excavation waste".*

The following narrative regarding secondary and recycled aggregates is based on the latest LAA:

Secondary and recycled aggregates are generally a high density, low value material. Due to this and the transportation costs associated with the movement of such material; it often cannot be moved more than short distances on a cost effective basis. This is particularly problematic in a predominantly rural area like Shropshire, where there are often significant distances involved in the transportation of materials from their source to processing facilities and then to where there is demand for the resultant aggregate produced.

According to estimates produced by the Mineral Products' Association (MPA) within the document 'Contribution of Recycled and Secondary Materials to Total Aggregates Supply in Great Britain – 2021 Estimate' around 28% of total aggregate 'consumption' in 2021 was from recycled and secondary aggregates. This study explains that *"it is assumed that all [construction, demolition and excavation waste] CDEW which can be recycled as aggregates is being used, with limited opportunity for a significantly higher share of [construction, demolition and excavation waste] CDEW in aggregates markets."*

Unfortunately, a recurring theme of previous LAA reports is the difficulty of monitoring the quantity of secondary and recycled materials generated or used as aggregates at a Mineral Planning Authority level. Therefore, it is not possible to establish if the national figure is applicable at a local level.

However, whilst there is no specific information on the generation or use of secondary and recycled aggregates at a Mineral Planning Authority level, the Environment Agency's Waste Data Interrogator (2023) does provide recent information on total construction and demolition waste generated and managed in Shropshire. It also provides information on the amount that was subject to some form of treatment or recovery, that may have resulted in the production of recycled aggregate. This therefore provides an indication of the maximum amount of construction and demolition waste both generated and managed in Shropshire that could have been processed for use as aggregates, as summarised within Table 37.

Table 37: Construction, Demolition and Excavation Waste Generated and Managed in Shropshire

Total Construction, Demolition and Excavation Waste	**Generated in Shropshire**		**Managed in Shropshire**	
	481,996 tonnes		305,933 tonnes	
Of this total:	**Amount (tonnes)**	**Percentage (approximate)**	**Amount (tonnes)**	**Percentage (approximate)**
Subject to Treatment/Recovery	303,600	63.0%	33,519	11.0%
Deposited in Landfill	94,139	19.5%	185,749	60.7%
Incinerated	18,092	3.8%	24,263	7.9%
Transferred Elsewhere	66,164	13.7%	62,401	20.4%

Table 37 demonstrates that 481,996 tonnes of construction and demolition waste generated in Shropshire and 305,933 tonnes of construction and demolition waste managed in Shropshire was subject to some form of treatment / recovery.

This therefore represents the maximum amount of construction and demolition waste generated / managed in Shropshire that could have been processed for use as aggregates.

The last Aggregate Minerals Survey for England and Wales (1st January 2024 base date) calculated that some 2.87 million tonnes of primary aggregates were 'consumed' in Shropshire in 2023.

As such, the maximum possible amount of recycled aggregate produced from construction and demolition waste that underwent some form of treatment / recovery in Shropshire (303,600 tonnes) would equate to around 10.6% of the total quantity of primary aggregates consumed in Shropshire in 2023.

Ultimately, available data is insufficient to determine the specific amount of secondary or recycled aggregates generated at a local level, or to monitor how this changes over time.

For this reason, whilst both the adopted Development Plans for Shropshire and Telford & Wrekin contain policies which promote and encourage the appropriate use of secondary and recycled aggregates, neither contain specific target rates. This approach is proposed to continue through plan making processes in Shropshire.

For the purpose of forecasting future supply, consistent with the cautious assumption made by the MPA within their assessment of the Contribution of Recycled and Secondary Materials to Total Aggregates Supply in Great Britain, it is assumed that the amount of recycled and secondary aggregates generated in Shropshire will remain constant.

As a result, the success of policies which support the increased use of alternative aggregate materials (recycled and secondary) remains difficult to measure because of the lack of data available.

National Mineral Aggregate Survey

In 2024, Government undertook a National Mineral Aggregate Survey. The purpose of this survey is to understand mineral production, distribution of mineral sales and reserves across the Country.

Mineral Transport and Handling Facilities

Mineral aggregates produced in Shropshire are moved almost exclusively by road. However, the adopted Development Plan identifies and safeguards a number of railfreight facilities, including rail sidings at Bayston Hill near Shrewsbury and the Oswestry mineral railway (Cambrian Line) which have potential to be used for the movement of mineral aggregates. A similar approach was proposed within the draft Shropshire Local Plan. The railfreight terminal in north Telford is not currently used to move mineral aggregates but could also potentially be used for this purpose in future.

Building Stone

In 2024, there was one building stone quarry (Grinshill Quarry) operational in Shropshire and producing dimension stone used regionally and nationally as dimension stone in building restoration projects.

Local building stone is also periodically worked at another quarry in South Shropshire, mainly to repair historic buildings and structures.

The adopted Development Plan includes a flexible policy approach which allows other small quarries to open on a temporary and short-term basis to work stone for particular local refurbishment and conservation projects. A similar approach was proposed within the draft Shropshire Local Plan.

Brick and Fire Clays

In 2024, two operational sites were producing brick clay in Shropshire (New Hadley Quarry [in Telford & Wrekin Council's administrative area] and Knowle Sands Quarry [in Shropshire Council's administrative area]).

Periodically, clay has also been worked in South Shropshire to secure clays which allow for the production of tiles to match existing, as part of the repair of local historic buildings.

Fire clay production has currently ceased in Shropshire, although some fire clay mineral resources do still exist in the County.

Coal and Hydrocarbon Resources

There has been both surface and deep mining of coal in Shropshire in the past and coal reserves do remain in some areas. However, much of this coal reserve is at depths which mean it is not currently considered commercially viable to 'work'. As a result, coal production has currently ceased in Shropshire.

Whilst exploratory drilling for coalbed methane extraction has taken place in two areas in the past, this has not resulted in active working of these resources. Furthermore, whilst some licence areas for unconventional hydrocarbons do fall within Shropshire, none of the licences concerned have been taken up.

Appendix 1: Mineral Quarries in Shropshire

Sand & Gravel Quarries

Site	Mineral Planning Authority Area	Grid Reference	Status (During 2023)	Date Current Planning Permission Expires	Operator	Known Insurmountable Constraints to 'Working' of Committed Reserves
Bridgwalton Farm Quarry	Shropshire Council	SO 689 920	Active Site	23/11/2028	Shropshire Sand & Gravel Co Ltd	None
Bromfield Quarry	Shropshire Council	SO 481 773	Active Site	02/01/2033	Bromfield Sand & Gravel Co Ltd	None
Cound Quarry	Shropshire Council	SJ 550 060	Statutory Dormant Site	Statutory Dormant Site	Hanson Aggregates	Statutory Dormant Site
Former Ironbridge Power Station Quarry	Shropshire Council	SJ 646 038	Not Currently Active Site	16/09/2031 (assumed)	To be confirmed	None
Gonsal Quarry	Shropshire Council	SJ 484 044	Active Site	07/01/2028	Shropshire Sand & Gravel Co Ltd	None
Gonsal Quarry Extension (North)	Shropshire Council	SJ 484 044	Site Allocation (part committed)	Not applicable	Shropshire Sand & Gravel Co Ltd	None
Gonsal Quarry Extension (South)	Shropshire Council	SJ 484 044	Site Allocation	Not applicable	Shropshire Sand & Gravel Co Ltd	None
Morville Quarry	Shropshire Council	SO 685 936	Active Site	22/02/2027	Shropshire Sand & Gravel Co Ltd	None
Morville Quarry Extension	Shropshire Council	SO 685 936	Site Allocation	Not applicable	Shropshire Sand & Gravel Co Ltd	None
Norton Farm, Condover Quarry	Shropshire Council	SJ 497 075	Active Site	19/09/2036	Hanson Aggregates	None
Shipley Quarry	Shropshire Council	SO 813 963	Active Site	12/02/2035	JPE Aggregates	None

Site	Mineral Planning Authority Area	Grid Reference	Status (During 2023)	Date Current Planning Permission Expires	Operator	Known Insurmountable Constraints to 'Working' of Committed Reserves
Sleap Quarry	Shropshire Council	SJ 480 265	Not Currently Active Site	17/03/2038	Hanson Aggregates	None
Wood Lane Quarry	Shropshire Council	SJ 422 328	Active Site	22/06/2026	TG Aggregates	None
Wood Lane Quarry Extension	Shropshire Council	SJ 422 328	Site Allocation (part committed)	Not applicable	TG Aggregates	None
Woodcote Wood Quarry	Shropshire Council	SJ 773 149	Active Site	20/08/2033	NRS Woodcote Aggregates Ltd	None

(Source: local monitoring information 2024)

Crushed Rock Quarries

Site	Local Planning Authority	Grid Reference	Status (at March 2024)	Date Current Planning Permission Expires	Operator	Known Insurmountable Constraints to 'Working' of Committed Reserves
Bayston Hill Quarry	Shropshire Council	SJ 493 091	Active Site	01/01/2060	Tarmac Trading Ltd	None
Blodwel Quarry	Shropshire Council	SJ 257 229	Not Currently Active Site	21/02/2042	Hanson Aggregates	None
Callow Hill Quarry	Shropshire Council	SJ 387 050	Not Currently Active Site	21/02/2042	Tarmac Trading Ltd	None
Clee Hill Quarry	Shropshire Council	SO 599 762	Active Site	31/08/2048	Midland Quarry Products (MQP) Ltd	None
Haughmond Hill Quarry	Shropshire Council	SJ 542 148	Active Site	31/12/2046	Aggregate Industries UK Ltd	None

Site	Local Planning Authority	Grid Reference	Status (at March 2024)	Date Current Planning Permission Expires	Operator	Known Insurmountable Constraints to 'Working' of Committed Reserves
Leaton Quarry	Telford & Wrekin Council	SJ 618 113	Active Site	31/12/2040	Breedon Group	None
Llynclys Quarry	Shropshire Council	SJ 264 242	Active Site	05/12/2051	Llynclys Aggregates	None
More Quarry	Shropshire Council	SO 325 933	Statutory Dormant Site	Statutory Dormant Site	Tarmac Trading Ltd	Statutory Dormant Site

(Source: local monitoring information 2024)

Other Quarries

Site	Local Planning Authority	Material 'Worked'	Grid Reference	Status (as at 1st January 2023)	Operator
Grinshill Quarry	Shropshire Council	Local Building Stone and Dimension Stone	SJ 526 238	Active Site – Periodically Worked	Grinshill Stone Quarries Ltd
Myddle Quarry	Shropshire Council	Local Building Stone and Dimension Stone	SJ 476 231	Active Site– Periodically Worked	Grinshill Stone Quarries Ltd
Knowle Sands Quarry	Shropshire Council	Brick Clay	SO 718 916	Active Site	Ibstock Brick Limited
New Hadley Quarry	Telford & Wrekin Council	Brick Clay (with ancillary crushed rock aggregates)	SO 590 980	Active Site	Michelmersh Brick UK Ltd

(Source: local monitoring information 2024)

Please Note: This is not intended to be an exhaustive list of other quarries operating in Shropshire.

Appendix 2: Active Waste Sites in Shropshire

Active Recycling Sites

Site Name	Operator	Type of Facility or Operation	Status
Shifnal Transfer Station	Unit 26 Lamledge Lane Ind. Estate, Shifnal, Shropshire, TF11 8SD	Household, Commercial & Industrial Waste Transfer Station	Operational
Samco (Norton) ltd	Apley Estate Yard, Windmill Lane, Norton, Shifnal	Waste Transfer & Recycling	Operational
B A Shorthouse Limited	Knowle Sands Industrial Estate, Eardington, Bridgnorth, WV16 5JL	Waste Transfer & Recycling (non-hazardous wastes)	Operational
Peter Griffiths	Lowe Cottage Farm Transfer Station Lowe Cottage Farm, Lowe, Wem, Shropshire, SY4 5UE	Household, Commercial & Industrial Waste Transfer Station	Operational
Tudor Griffiths Transport Ltd	Wood Lane Landfill Site, Wood Lane, Colemere, Ellesmere, Shropshire, SY12 0HY	Co-Disposal Landfill Site (including recycling activity)	Operational
Tudor Griffiths Transport Ltd	TG Waste Transfer Station, Maesbury Road, Oswestry,Shropshire, SY10 8NR	Household, Commercial & Industrial Waste Transfer Station	Operational
Veolia E S Shropshire Ltd	Waymills Industrial Estate, Whitchurch	Civic Amenity & Waste Transfer Station	Operational
Veolia E S Shropshire Ltd	Battlefield Integrated Waste Management Facility, Vanguard Way, Battlefield, Shrewsbury	Civic Amenity and TransferStation	Operational
Veolia E S Shropshire Ltd	Glovers Meadow, Maesbury Road, Oswestry, Shropshire	Household, Commercial & Industrial Waste Transfer Station	Operational
Veolia E S Shropshire Ltd	Craven Arms HWRC Long Lane,Craven Arms, Shropshire	Household, Commercial & Industrial Waste Transfer Station	Operational
A R Richards Ltd	Cobscott Farm, Norton In Hales	Agricultural	Operational
A R Richards Ltd	Bensite, Stoke Heath	general and hazardous wastetransfer station	Operational
A R Richards Ltd	Warrant Hangar, Tern Hill	wood, green and inert waste recycling station	Operational
PTS Skip Hire	Unit 2, Parry's Yard, The Oaks,Shawbury Heath Shrewsbury, SY4 4EA	Household, Commercial & Industrial Waste Transfer Station	Operational
Peter Griffiths	PG Skips Ltd, Lowe CottageFarm, Wem	material recycling facility	Operational
Loosemores (Transport) Limited	Battlefield Transfer Station Loosemores Yard, Battlefield,Shrewsbury, Shropshire, SY4 3DE	Transfer Station taking Non-Biodegradable Wastes	Operational
JPE	Buildwas Quarry, Ironbridge,Telford	Inert landfill and recycling ofsecondary aggregates	Operational

Site Name	Operator	Type of Facility or Operation	Status
H Evason & Co	Dorrington Quarry, Dorrington,Shrewsbury, SY5 7ED	Inert Recycling	Operational
Budget Skips	Land adjacent to Engine House,Cruckmeole, Nr Hanwood	Sorting skip waste and storage of recyclable waste and non- recyclable waste prior to recovery / disposal elsewhere	Operational
Wades Skip Hire	Unit 3 Monkmoor Farm Industrial Estate, Monkmoor, Shrewsbury	Waste transfer station for sortingand recycling in connection with an existing skip hire business	Operational
Dorset Skips	Dorset Farm, Queen Street, Shrewsbury Shropshire SY1 2JS	Household, Commercial & Industrial Waste Transfer Station	Operational
Aggregate Industries UK Ltd	Haughmond Hill Quarry,Uffington, Shrewsbury, Shropshire, SY4 4RW	Manufacture of products fromwaste	Operational
Steven J Weaver (Woofferton) Ltd	Old Timber Yard / Railway Sidings at Station Road, Woofferton, NearLudlow	Storage and processing of inertwaste materials	Operational

(Source: updated monitoring information 2025)

Appendix 3: Community Infrastructure Levy

COMMUNITY INFRASTRUCTURE LEVY (CIL) Overview of CIL Income and Spend

Overview of CIL Income and Spend 1st January 2012 – 31st March 2024 Annual CIL Income

Community InfrastructureLevy Allocations		Per financial year							
Allocation	**Percentage**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017-18**	**2018-19**	**2019-20**
AdministrationFee	5%	£6,599.39	£29,042.70	£93,500.14	£192,098.08	£250,067.74	£407,967.26	£424,705.57	£428,422.00
NeighbourhoodFund[1]	15 or 25% NeighbourhoodFund[2]	N/A	£17,912.35	£270,379.09	£569,672.91	£747,207.77	£1,185,712.22	£1,257,917.77	£1,263,692.00
Strategic Infrastructure Funding	10% of remaining	£12,538.85	£53,389.89	£150,612.35	£308,019.06	£400,407.92	£656,566.57	£681,148.81	£656,928.00
Local Infrastructure Funding	90% of remaining	£112,849.65	£480,509.05	£1,355,511.19	£2,772,171.58	£3,603,671.31	£5,909,099.10	£6,130,339.25	£6,241,351.00
Total	**100%**	£131,987.89	£580,853.99	£1,870,002.77	£3,841,961.63	£5,001,354.74	£8,159,345.15	£8,494,111.40	£8,590,393.00

Community Infrastructure Levy Allocations						
Allocation	**Percentage**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**Total Income**
Administration Fee	5%	£394,747.78	£411,527.82	£447,430.16	£394,053.73	£3,462,200.35
Neighbourhood Fund[1]	15 or 25% NeighbourhoodFund[2]	£1,265,222.43	£1,182,860.15	£1,314,321.79	£1,151,471.80	£10,121,978.17
Strategic Infrastructure Funding	10% of remaining	£623,498.54	£663,616.85	£718,685.13	£633,554.91	£5,593,194.35
Local Infrastructure Funding	90% of remaining	£5,611,486.84	£5,972,551.62	£6,468,166.14	£5,701,994.16	£50,338,749.19
Total	**100%**	£7,894,955.59	£8,230,556.44	£8,948,603.22	£7,881,074.60	£69,516,122.06

[1] *Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of thePlanning Application) has been issued on or after the 25th April 2013.*

[2] *15% where there is no formal Neighbourhood Plan (capped at £100.00 per Council Tax paying dwelling) and 25% where there is a formal Neighbourhood Plan.*

**Amount specified is correct provided the locations within which Neighbourhood Fund is committed do not reach the specified cap.*

This information was correct as of 31st March 2024. The CIL administration system is continuously updated.

Summary of Infrastructure-Allocated CIL Funding and Delivered using CIL Funding

Please note that CIL is only spent upon completion of a project

Project description	Place Plan Area	Amount of CIL approved	Fund	Project Status	CIL spend to date
CIL Administration	N/A	N/A	N/A	Ongoing administration of CIL	5% of CIL (administration)
CIL Neighbourhood Fund	N/A	N/A	N/A	Ongoing provision of Neighbourhood Fund to Town and Parish Councils (see next table for projects)	15-25% of CIL (Neighbourhood Fund)
Renshaw Field, Clive	Wem	£11,500.00	Local	Completed	£11,500.00
Seven street lights in Claverley	Bridgnorth	£2,360.00	Local	Completed	£2,360.00
Shrewsbury Integrated Transport Package within river loop - junction improvements and public realm enhancement; extension of pedestrian zone; redevelopment of Pride Hill infrastructure - see annual reports from Exacom	Shrewsbury	£4,000,000.00	Local	Completed	£4,000,000.00
Improvements to Churncote roundabout	Shrewsbury	£300,000.00	Strategic	Completed	£300,000.00
Replacement of Russell's Meadow Sports Pavilion	Church Stretton	£23,535.00	Local	Completed	£23,535.00
Provision of track to lower field on Aston Green, Aston on Clun	Craven Arms	£5,834.00	Local	Completed	£5,834.00
Dorrington MUGA	Shrewsbury	£45,000.00	Local	Completed	£45,000.00
Birchmeadow Park drainage scheme - installation of new drainage scheme for the Birchmeadow Park to support increased use all year round	Broseley	£73,900.00	Local	Completed	£73,900.00
Shifnal Primary School – 2 new classrooms	Shifnal	£750,783.00	Local	Completed	£750,783.00
St Andrews CE Primary School – 2 new classrooms	Shifnal	£636,022.00	Local	Completed	£636,022.00

Project description	Place Plan Area	Amount of CIL approved	Fund	Project Status	CIL spend to date
Market Drayton infants – 1 new classroom and 1 classroom refurbishment	Market Drayton	£80,000.00	Local	Completed	£80,000.00
Market Drayton Junior – provision of 2 new classrooms	Market Drayton	£20,000.00	Local	Completed	£20,000.00
Whitchurch Junior – 2 new classrooms and 2 classroom refurbishments	Whitchurch	£590,000.00	Local	Completed	£590,000.00
Baschurch C Primary – 1 new classroom	Shrewsbury	£354,808.00	Local	Completed	£354,808.00
Hadnall CE Primary – 1 new classroom	Wem	£396,867.00	Local	Completed	£396,867.00
Childs Ercall Playground - Provision of new playground equipment	Market Drayton	£40,000.00	Local	Completed	£40,000.00
Purchase and development of cemetery land - Acquire 3 acres of additional cemetery land to provide approximately 1000 additional private earthen burial spaces and approximately 500 cremated remains burial spots and associated parking and access requirements.	Bridgnorth	£90,000.00	Local	Ongoing	£0.00
West Felton Primary School Expansion - Construction of multi-purpose hall and off-road parking and drop-off facilities. Additional funding requested via an EOI - decision deferred. Plans put forward by SC 14/1/23	Oswestry	£250,000.00	Local	Ongoing	£0.00
Link Path - Foot and cycle path connecting 3 new developments to safe access and community facilities.	Whitchurch	£34,800.00	Local	Completed	£34,800.00

Project description	Place Plan Area	Amount of CIL approved	Fund	Project Status	CIL spend to date
Woodseaves A529 Project - To construct approx 50 metres of footpath within the central core of Woodseaves. This is to enable safer pedestrian traffic movements through the settlement. With Highways as approved EOI awaiting WSP design & costing. Shropshire's Highway contractors WSP are re-visiting the costings in terms of some first principles for the technical appraisal, this work should be completed in early 2020.	Market Drayton	£14,000.00	Local	Ongoing	£0.00
Dutton Close Play Area - Renewal, upgrading, improvement and new equipment for the Dutton Close play area, Stoke Heath. Difficulties with developer on adjacent land to existing play area where additional new equipment was going to go so will therefore be concentrating the upgrade and renewal on existing play area ground with extra equipment included here– currently new tender has gone out with amended spec – tech check expected early 2020	Market Drayton	£22,000.00	Local	Ongoing	£0.00
Pedestrian crossing in Welshampton - the project will deliver a safe crossing on the busy A495, where there is continuous pavement on only one side of the road. Costs do not include design and installation WSP design & costing shows increase of £15,500 from £23,500 to £39,500.	Ellesmere	£39,500.00	Local	Ongoing	£0.00

Project description	Place Plan Area	Amount of CIL approved	Fund	Project Status	CIL spend to date
School car park access and extension - To develop and resurface the approaches to community facilities to cater for increased school traffic and community use, as well as safeguarding pedestrian access for children and parents. Jan 2020 meeting with VT, CM, Diddlebury PC and VH to look at options for funding shortfall	Craven Arms	£11,713.00	Local	Completed	£11,713.00
Cemetery Extension - Purchase of additional land for burials. This project will go ahead but they have had a change in Clerk - I am awaiting more information from them regarding the project and completing the tech form	Broseley	£188,000.00	Local	Ongoing	£0.00
Condover Village Sports Ground - this project is to develop the sports pavilion at Condover Village Sports Ground in Condover by improving the changing rooms, cricket tea room and equipment storage.	Shrewsbury	£45,000.00	Local	Ongoing	£0.00
Stans Roundabout - New junction infrastructure to address increased and increasing traffic volumes to achieve a reduction in traffic incidents.	Oswestry	£52,500.00	Local	With Highways	£0.00

Project description	Place Plan Area	Amount of CIL approved	Fund	Project Status	CIL spend to date
Junction Improvements - Improvements to the junction between A488 / Hall Bank, Main Road, and Station Road in Pontesbury in order to improve pedestrian and traffic safety. Parish Council working with Gemma Lawley in Highways on specification and costs of the work, for the technical check list. These are likely to take place towards the end of the development of Hall Bank by Shropshire Homes	Minsterley and Pontesbury	£40,000.00	Local	Completed	£40,000.00
New Pedestrian Routes and Pathways - Accessible paths linking new development to village amenities. Estimated completion mid September 21	Wem	£46,000.00	Local	Completed	£46,000.00
Parking and recreation space - Purchase of land in the village to provide parking and recreation space. Original EOI approved and now agreed for £100,00. Technical Check approved. PC will submit an application to SALC for £50k borrowing. Land valued at £120,000. Awaiting owners' valuation	Wem	£100,000.00	Local	Ongoing	£0.00
Hinstock Puffin crossing	Market Drayton	£30,000.00	Local	Completed	£30,000.00
Pavement extension - Extend the pavement to the new housing development	Church Stretton	£8,525.00	Local	With Highways	£0.00

Project description	Place Plan Area	Amount of CIL approved	Fund	Project Status	CIL spend to date
Play equipment and outdoor gym - Provision at Nescliffe Recreation Field. Parish Council have submitted a new EOI for a community building in the same location as this project (January 2020) which is to be assessed by the IIG. The new project would include provision of play equipment.	Shrewsbury	£45,000.00	Local	Completed	£45,000.00
Drainage project - Redesign of drainage provision at Ford. Form sent to clerk 7/8/19. Dec 19 Clerk awaiting answers from Highways to be able to complete the form – Assumed they have the information now, met with clerk 7th Feb 20	Cleobury Mortimer	£11,000.00	Local	With Highways	£0.00
Public Open Space - Works to bring agricultural land off Newcastle Road into use as public open space	Market Drayton	£24,000.00	Local	Completed	£24,000.00
STitC training and community facilities. All Tech Check advisories completed. 1st stage payment made £180,000 - 17 Mar 21. Phase 1 complete	Shrewsbury	£246,400.00	Local	Completed	£246,400.00
Paul's Moss Medical Centre Payments - 19/20 - £15,101. Allocated - 20/21 - £474.899 Development Management Report dated 27.05.20 submitted by Tim Rogers	Whitchurch	£490,000.00	Strategic	Completed	£490,000.00

Project description	Place Plan Area	Amount of CIL approved	Fund	Project Status	CIL spend to date
Whitchurch South Foul Drainage Improvement Scheme. CIL payment required for water main at Tilstock Road, Whitchurch. CDL and Brenig construction have recently received a quote for the proposed design for the water main from Welsh Water at £340k, this cost is approx. £260k more than expected and would be difficult to fund at risk. Design work would be considered to be revenue so unlikely to be approved. Contact Harpreet Rayet - Cornovii	Whitchurch	£900,000.00	Local	Ongoing	£0.00
Feasibility study for Speed Control Measures on the A458 in Crosshouses. £5,000 initial WSP feasibility study – potential traffic calming measures are estimated at £25,000 to £35,000 but exact costs would be established through the feasibility study	Shrewsbury		Local	Highways revenue cost	£0.00
The Mary Webb Secondary School and Pontesbury Primary school are opposite each other on Bogey Lane and traffic flows on this narrow road are difficult at peak times when the schools open and close.	Minsterley and Pontesbury	£10,865.00	Local	Completed	£10,864.00
Delivery by Shropshire Highways. Safety railings to segregate pedestrians from coach and car traffic. Additional costs £6,000 approved 07.05.21 ***no record in Highways Capital listing**	Shrewsbury	£36,000.00	Local	With Highways	£0.00

Project description	Place Plan Area	Amount of CIL approved	Fund	Project Status	CIL spend to date
The construction of a pedestrian refuge/ crossing point across the B4396 to provide a safe crossing point across this very busy road for residents from the new developments.	Oswestry	£32,000.00	Local	With Highways	£0.00
Shrewsbury School Place Planning - New Primary provision - Bowbrook	Shrewsbury	£2,250,000.00	Local	Completed	£2,250,000.00
Shrewsbury School Place Planning - Meole Brace Secondary - Class Increase	Shrewsbury	£2,000,000.00	Local	Ongoing	£0.00
Shifnal Integrated Transport Scheme	Shifnal	£1,887,779.00	Local	Completed	£1,887,709.00
Mile End Roundabout - main network improvements	Oswestry	£2,192,487.00	Local	Ongoing	£0.00
Provision of community car park on land leased from Hinds Head pub for 99 years. Tech check approved 23/07/21	Market Drayton	£25,000.00	Local	Completed	£25,000.00
Forton Heath speed reducing measures - Installation of Gateways with improved signage, 2 x VAS signs and speed zone	Shrewsbury	£23,500.00	Local	With Highways	£0.00
Cycle/footway linking 2 villages. Solar lighting to improve safety of use at night. Tech check approved 02/08/21	Minsterley and Pontesbury	£41,000.00	Local	Completed	£38,201.00

Project description	Place Plan Area	Amount of CIL approved	Fund	Project Status	CIL spend to date
Redesign of Love Lane Play Area. Refurbish, replace and add equipment to play area. Approved 02 February 2021.	Cleobury Mortimer	£20,512.00	Local	Completed	£20,512.00
Croft Play Area extension. Decision Notice 21 April 2021. Awaiting Tech check return	Market Drayton	£50,000.00	Local	Completed	£50,000.00
Provision of Community Sports and Recreation facilities for amateur sports and recreation (Phase 1). Decision Notice 21 April 2021.	Wem	£99,602.00	Local	Completed	£99,602.00
Construction of Multi-purpose Hall with improved parking. Request for an additional £75,000 (2nd phase). £250,000 requested - 004	Oswestry		Local	Deferred	£0.00
Provision of a Locally Equipped Area of Play (LEAP) Haughton Road, Shifnal. Decision Notice 2 August 2021. Awaiting Tech check return.	Shifnal	£45,000.00	Local	Ongoing	£0.00
Restoration of an historic sandstone building - Jubilee Rooms - conversion into a multi-use space for the community. Meeting space and changing rooms. Decision Notice 02 Aug 2021. Tech check completed	Market Drayton	£45,000.00	Local	Completed	£45,000.00
Renewal of street lighting at Dutton Close. 22 old columns to be replaced by 12 LED lamps. Decision Notice 2 Aug 2021. Tech check completed	Market Drayton	£20,000.00	Local	Completed	£20,000.00
Replace Artificial Turf pitch. Decision Notice 2 Aug 2021.	Shrewsbury	£196,280.00	Local	Completed	£196,280.00

Project description	Place Plan Area	Amount of CIL approved	Fund	Project Status	CIL spend to date
Part of SITP. Local Plan: Shrewsbury Strategic Road Network Impact Study	Shrewsbury	£54,000.00	Local	Completed	£54,000.00
Whittington CE Primary School to move to 1.5 FE - 3 class base expansion	Oswestry		Local	On hold	£0.00
Installation of Electric Vehicle Charging Infrastructure at 40 SC car parks	CIL Strategic	£300,000.00	Strategic	Completed	£300,000.00
Morrisons Junction on Whitchurch Road. £8,000 design costs	Shrewsbury		Local	Ongoing	£0.00
Build a pedestrian footpath connecting the Coppice sites to Clayton Way.	Shrewsbury		Local	Ongoing	£0.00
Ludlow - Rocks Green - Reactive lights linking Sainsburys to new development to prevent traffic backing up on A49	Shrewsbury	£45,000.00	Local	Ongoing	£0.00
Battlefield Road new signals - Arlington Rd and Battlefield Rd	Shrewsbury	£40,000.00	Local	Completed	£40,000.00
Create a new 'landmark' attraction and diversify the play area at Birchmeadow Park to allow children and young people to play together	Broseley	£170,000.00	Local	Ongoing	£0.00
Provision of a new Community Medical Centre as part of wider Community Health & Wellbeing Community Hub	Highley	£152,357.00	Local	Completed	£152,357.00
A flagship initiative to design and build a new swimming pool & fitness centre in Whitchurch. On the site of the derelict former pool and youth centre. Requires cabinet approval	Whitchurch	£980,000.00	Local	Completed	£980,000.00

Project description	Place Plan Area	Amount of CIL approved	Fund	Project Status	CIL spend to date
Infrastructure improvements to key historic alleys within the centre that link the 11 dwellings developed. Improvements will also benefit the town centre and support the wider HSAZ activities.	Oswestry	£50,000.00	Local	Ongoing	£0.00
New Shifnal Health Centre being constructed to replace current facility no longer fit for purpose and lacking in capacity to serve the local patient population following significant housing development in the local area	Shifnal	£490,000.00	Local	Completed	£490,000.00
Resurface Astro Turf Pitch (ATP) at Sir Jonn Talbot's Secondary School	Whitchurch	£198,542.00	Local	Completed	£198,542.00
Public realm project focused on the economic improvements for Bridgnorth	Bridgnorth	£198,091.00	Local	Ongoing	£0.00
Shrewsbury Northern corridor improvements	Shrewsbury	£228,044.00	Local	Completed	£228,044.00
New demountable nursery building at Minsterley Primary School	Shrewsbury	£168,766.00	Local	Ongoing	£0.00
Active travel developments along Copthorne Road. 20mph to be delivered in conjunction with Kier. One way - WSP will lead on design. Kier will install. Pedestrian Crosiing - designed by WSP. Swarvo will install	Shrewsbury	£276,000.00	Local	Ongoing	£0.00
The project is to create a footpath from the Coppice to Clayton Way, this will be over land that is owned by Shropshire Council and is planned to be sold for further development. The footpath will allow links to the local amenities and improve connectivity to the development.	Shrewsbury	£200,000.00	Local	Ongoing	£0.00

Summary of Infrastructure Allocated CIL Neighbourhood Fund Projects

Location	Year	NF Spend	Infrastructure Project
Acton Burnell, Frodesley, etc	2023	£200.00	Refurbishment Frodesley Bus Stop - £5200 allocated (£200 deposit paid), Traffic calming, speed gateways for all 4 villages - £11,510 allocated
Acton Burnell, Frodesley, etc	2022	£0.00	Refurbishment Frodesley Bus Stop - £5200 allocated, Traffic calming, speed gateways for all 4 villages - £11,000 allocated
Alveley & Romsley PC	2021	£0.00	Installation of 4 footpath kissing gates - installation delayed
Astley Abbotts	2019	£976.34	Speed indicator device project completed
Atcham	2021	£34,500.00	Grant to Bowling Club for watering system to maintain green. Grant to Malthouse to carry out essential maintenance work on roof
Atcham	2020	£8,311.00	Smart water initiative, Solar powered lights, Bowling Club pavilion extended
Barrow	2019	£950.59	Renovation of Floyer Lane Allotment site
Baschurch	2019	£26,418.96	Speed Visor Signs & equipment - £21,066.66, Litter bins community areas - £1929.50, Cemetery memorial benches & plants - £3,422.80
Baschurch	2018	£8,214.00	Upgrade street lighting- 6,941.00 Refurb of Bus Shelters-£1,273.00
Bicton PC	2021	£2,202.00	Severn Way - implemented not finished. Grange Bank - money allocated
Berrington PC	2021	£2,500.00	Listed wall partly taken down - allotments on Cross Houses to Atcham Road
Berrington PC	2020	£19,430.04	Community Centre kitchen restructured and refurbished
Bomere Heath	2023	£27,940.59	to extend car park - purchase of 1/4 acre land Fitz Village Hall, Replace 11 concrete street light columns with steel & LED lanterns, purchase of land for community use, traffic calming measures Forton Heath
Bomere Heath	2022	£33,990.72	Re-roof flat roof Bomere Village Hall, Extend car park - purchase of 1/4 acre land Fitz Village Hall, Replace 11 concrete street light columns with steel & LED lanterns
Bomere Heath	2019	£4,000.00	Re-flooring Fitz Village Hall
Bomere Heath	2016	£5,000.00	New cricket nets at Bomere Heath Cricket Club
Bridgnorth	2021	£5,466.99	Cemetery - creation of additional space, resurfacing of internal roads
Bridgnorth	2020	£2,414.83	Cemetery refurbishment - upgrade to make more burial space
Broseley Town	2023	£12,677.08	Bus shelter - £150, Christmas lighting - £8,776.08, CCTV install MUGA grounds - £,2324, CCTV install Dark Lane toilets - £1,727.
Broseley Town	2021	£12,677.08	Shop Front Grants Phase 2 - £8,988, Broseley Youth Group Project - £10,000, Survey of Jitties & Green Routes - £1,000
Broseley Town	2020	£7,549.24	Shop Front Grants Phase 1

Location	Year	NF Spend	Infrastructure Project
Broseley Town	2018	£9,850.00	Birchmeadow Park Drainage Phase 1, Haycock Conservation area - £4,800 allocated
Childs Ercall	2018	£0.00	Renewal of play area/equipment - £4,508
Chirbury with Brompton PC	2021	£5,374.00	Refurbishment of Chirbury Play Area
Church Stretton	2017	£3,609.50	Replacement of Russell's Meadow Sports Pavilion
Diddlebury PC	2022	£28,341.81	Resurfacing of Diddlebury Village Hall Community Car park and £3500 ringfenced for future maintenance reserves fund
Ellesmere Rural	2019	£29,765.71	Defibrillators - £9,505, Street Lighting upgrade - £40,521.42 (half of this - £20,260.71), Allocations - Disabled Access project, Roof Repairs
Ford PC	2024	£2,401.50	Refurbishment of Ford Play area at the Leasowe Recreation ground
Great Hanwood	2021	£4,930.74	ANPR camera capital costs - £4,930.74
Great Hanwood	2020	£7,452.00	Hanwood Village Hall - grant for new play equipment - £7,452
Great Ness & Little Ness PC	2022	£52,514.07	Traffic calming - £144.17. Highways improvements - £809.17. Noticeboard upgrade - £10,230.71. Defibrillator upgrades - £468.17. Community MUGA - £1,938.86. Nesscliffe new play equipment, etc - £45,000
Great Ness & Little Ness	2021	£8,450.83	Nesscliffe traffic calming - £4,096.18. Upgrade parish noticeboards - £4,354.65
Great Ness & Little Ness	2020	£24,239.93	Nesscliffe Village Hall - upgrade flooring - £6,000. Nesscliffe traffic calming works - £18,239.93
Great Ness & Little Ness	2016	£1,800.93	Contribution towards the extension of Little Ness Village Hall car park.
Highley	2016	£4,926.86	Refurbishment of Outdoor Swimming Pool
Hopesay	2024	£214.69	Building materials and tools for implementation of parish enhancement project
Hopesay	2022	£5,561.89	Outdoor furniture for amenity spaces, benches and enhancements to War Memorial ahead of D Day, new parish noticeboards, PC IT equipment improvements
Hopesay	2019	£2,216.69	Arbor Tree Enclosure Project - £3,577 paid by PC (£2216.69 NF, other donations: PC, Arbor Tree Festival Committee, private donations) Total cost: £5,877
Kinnerley	2019	£5,988.00	Vehicle Activated Speed Units at Maesbrook
Llanyblodwel	2023	£0.00	Play equipment - Bryn Melyn Play Area
Llanyblodwel	2022	£0.00	Play equipment - Bryn Melyn Play Area

Location	Year	NF Spend	Infrastructure Project
Longden PC	2023	£8,820.00	Hook-a-gate Village Gateways - £3,000 spent, Match funding Longden School extension - £5,000 spent, Noticeboard Lower Common - £820 spent, Longden Village Hall Extension - £10,000 allocated
Longden PC	2021	£0.00	Hook-a-gate Village Gateways - £3,000, Match funding Longden School extension - £5,000, Noticeboard Lower Common - £820
Market Drayton TC	2023	£6,973.95	Upgrade Dalelands Play Area - £6,973.95. £50,000 allocated to Grotto Road Play Area
Market Drayton TC	2020	£0.00	LED lighting upgrade - £39,183.31 completed, Croft Way Play area upgrade -£10,000 allocated
Moreton Say PC	2022	£14,500.00	Improvement to surface of Moreton Say village car park
Moreton Say	2021	£2,100.00	Drainage improvement Moreton Say village car park
Much Wenlock	2019	£5,601.24	Drainage Works on the Gaskell Recreation Ground
Munslow	2019	£946.00	Restore & resurface village car park, VAS speed sign, restore & replace Community notice boards
Myddle, Broughton & Harmer	2021	£9,721.20	2 x Play Area ownership signs - £498, Installation of dropped kerb Wem Road - £1350, change all street lights to dusk to midnight - £2350, 2 x QE Jubilee village seats - £2033.20, VAS sign - £3490
Myddle, Broughton & Harmer	2019	£12,844.90	Transfer from SOC to LED Units on all PC owned streetlights
Myddle, Broughton & Harmer	2018	£8,356.33	Additional play area - Myddle - £2,548.33, New path construction to the play area - £350.00, 2 x VAS units in Myddle - £5,458.00
Oswestry Rural PC	2023	£9,555.60	* see Annual Monitoring report
Oswestry Rural	2022	£16,146.81	Nant Mawr & Moreton - £40,000, Coed Y Go Speed Reduction Project - £5,000, Cemetery work improvements - £6,000, Communication - £2500, Street Lighting - £2500, Prior year allocation adjusted for spend - £60,500
Oswestry Rural	2021	£27,685.43	Improvements to Trefarclawdd Cemetery - £2,520.31, Street lighting upgrade - £25,165.12
Oswestry Rural	2019	£1,501.02	Street lighting upgrade - £1501.02
Oswestry Rural	2018	£1,934.10	Maintenance & improvements to Trefarclandd Cemetery - £400, Street lighting enhancements - £23,664.10 ????
Oswestry Rural	2017	£4,930.00	Cemetery improvements - £400, Street light upgrade - £4,530
Oswestry Town	2019	£10,000.00	Cae Glas Park - Play equipment replacement - £10,000
Pontesbury	2023	£75,583.50	******* see notes on Annual Return
Pontesbury	2021	£26,276.00	ANPR camera project - £3,000 - allocated. £24,276 transferred to Hanwood PC for Village Halls/Play Area
Pontesbury	2020	£0.00	£40,000 - Hall Bank Improvements (allocated), £2,000 - Solar lighting Minsterley to Pontesbury cycle way. £10,000 - bus park project at Mary Webb School (allocated)

Location	Year	NF Spend	Infrastructure Project
Prees PC	2023	£20,629.00	Playground repairs - £3336 spent, Playground landscaping - £2784 spent, Vehicle speed monitor - £3648 spent, Village Hall redecoration - £5800 spent, Street lamp upgrade -£4839 spent, £8710 allocated
Selattyn & Gobowen PC	2023	£2,136.00	Solar Streetlight Selattyn - £1380, Professional Fees, land offer - £756, Cemetery Drainage assessment - £4,484 allocated, Litter bin - £650 allocated, Community Consultation o £8433 allocated
Selattyn & Gobowen PC	2022	£7,360.00	River Perry Bank reprofiling, engineering work & project management - £6069 plus £2300 for replanting, 3 additional litter bins - £1050, Replacement specimen tree (new cemetery) - £241, new bus shelter - £5955 allocated
Selattyn & Gobowen PC	2021	£5,850.00	New Garden of Remembrance at Hengoed Cemetry - completed £3890, Reprofile River Perry bank - design phase £1,960, engineering & project management -allocated £10,000
Shawbury	2023	£4,506.76	New streetlight + change to LED lighting on 4 posts
Shawbury	2021	£3,117.04	Change council owned street lamps dusk to midnight lighting
Shawbury	2020	£27,000.00	Allocation to SUCSRC for development of junior pitches - £27,000
Shifnal TC	2022	£22,383.00	Additional equipment for extended premises - Bright Star Boxing - £9000, Refurbishment of Public Toilets - £13,383 spent, £56,675.80 allocated (completed 18.04.23)
Shifnal	2019	£0.00	21/8/15 - £12,713 MUGA style play equipment, 19/1/18 - £36,866.75 Outdoor Exercise equipment, 30/3/19 - Old Police Station refurb, 18/6/20 - Old Police Station purchase
Shrewsbury Town Council	2022	£31,330.00	Recreation ground lighting and paths installed - £31,330
Shrewsbury	2021	£126,404.00	Replacement play area - £60,000, Improved footpaths - £31,014, Monkmoor Meadows improvement project - £35,390
Shrewsbury	2020	£11,200.00	Radbrook Road pitch improvements - £11,200
Shrewsbury	2019	£154,408.00	Contributions: Monk Moor Astro Turf & LED lights £96,333, Pitch improvements Radrook Road
Stanton Lacy	2020	£266.47	Re-siting of bus shelter including new base, windows completed
Stanton Lacy	2019	£224.96	Moving bus shelter
Stanton Lacy	2018	£117.00	Installation of Broadband dish on village hall
Stoke Upon Tern	2019	£3,534.51	Street lighting, Old Tip (Wistanswick), Cemetery (Stoke on Tern/Stoke Heath) ***** see notes on Annual Return
Stoke Upon Tern	2016	£393.63	Community street lighting contribution (£460-50)
Sutton upon Tern	2023	£0.00	******* see notes on Annual Return
Sutton upon Tern	2019	£0.00	******* see notes on Annual Return

Location	Year	NF Spend	Infrastructure Project
Sutton upon Tern	2018	£9,708.15	Street lighting replacement Tern Hill, Buntingsdale School outdoor learning space, Woodseaves A529 project (footpath, benches, bus shelter, etc)
Tasley PC	2023	£1,883.07	Provision of Defibrillator at Wenlock Rise
Tasley	2022	£1,450.00	Provision of Defibrillator at Tasley Village Hall
Tasley	2021	£2,185.59	Provision of Vehicle Activated speed sign at Wenlock Road
Tasley	2019	£763.00	Gravelled path through Tasley Nature Zone because of increased usage
Uffington	2023	£1,410.00	1 x Memorial Bench for HM Queen Elizabeth !!, 1 x Commemoration Bench for HM Charles !!!
Uffington	2022	£1,410.00	Street light replacement - Church Rd, Uffington
Uffington	2020	£9,755.68	5 x Street Lights - Uffington, Smartwater Asset Marking Scheme for all Parishioners
Upton Magna	2018	£2,350.00	Graveyard roadside wall repairs (part)
Upton Magna	2017	£773.40	Lawnmower purchase-maintenance of communal area of graveyard
Upton Magna	2016	£325.00	Proposed School Car Park - £325 architects fees
Welshampton & Lyneal	2023	£1,678.00	Traffic Calming Village Gates - £1678 - spent, Parish Hall Car Park - £2300 allocated
Welshampton & Lyneal	2022	£2,000.00	Traffic Calming Village Gates - £2000, £74.51 allocated
Welshampton & Lyneal	2021	£1,400.00	Bus shelter - spent £1400, Traffic calming village gates - completed £2074.51
Welshampton & Lyneal	2020	£4,177.02	Bus shelter - spent £1400, allocated £1400. Vehicle Activated Signs - spent £2,777.02
Welshampton & Lyneal	2019	£9,162.67	complete light conversion - £4,529.67, Traffic calming Whitegates - £4633.00, replacement bus shelter - £5,000.00, Vehicle activated signs - £2,651.33
Welshampton & Lyneal	2018	£406.84	Street light conversion to LED
Wem Rural	2023	£435.53	Replacement bark playground Newtown £1500, Replacement calming gate-£864, Notice board Edstaston -£435.54, Noticeboards Barkers Green, Quina Brook-£2k, Calming measures & repairs to Round Meadow Playground
Wem Rural	2019	£348.02	New notice board - £273.02 contribution to new notice board Tilley, £75 already spent
Wem Rural	2017	£228.32	Repairs and relocation of Notice Board
West Felton PC	2023	£57,120.00	West Felton CE expansion project - £50,000 spent, Drainage channels at burial ground - £5.820 spent, Defibrillator at Grimpo - £1,300

Location	Year	NF Spend	Infrastructure Project
West Felton	2022	£0.00	West Felton CE expansion project - £50,000 provisional fund allocated, Drainage channels at burial ground to alleviate flooding - £4,340 allocated
West Felton	2021	£5,985.08	West Felton CE expansion project - £50,000 provisional fund allocated, Dog fouling project (new bins, stickers/posters) - £965, Queens Head new LED street light - £5,020.08
West Felton	2020	£5,937.39	West Felton CE expansion project - grant to fund architects fees, Repair/replacement play equipment at Tedsmore Road playing field
West Felton	2019	£5,490.12	Installation of new streetlights (columns, LEDs and connection to mains)
Westbury PC	2021	£12,015.33	Upgrade to Westbury Play Area
Weston Rhyn	2020	£6,000.00	Street lighting - LED upgrade - £6,000
Weston Rhyn	2019	£12,500.00	Street lighting - LED upgrade - £12,500
Whitchurch Town	2023	£15,834.80	Harry Richards Sensory Garden - £4,000, Solar Lights/Street Lights Project - £11.834.80, Jubilee Play Park Area - £25,000 allocated, SJT Astroturf - £60,000 allocated, Parks & Public Realm Project - £50,000 allocated
Whitchurch Rural	2021	£8,127.06	Patio - Tilstock Village Hall - £3320, Ash Village Hall - Broadband costs - £1053.56 and CCTV - £3753.40
Whittington	2023	£14,264.00	New play area - £100k allocated. Extension 30mph B5009 Gobowen-Whittington - £2k allocated, Street light improvements - £17189 allocated, Extension of 30mph B5009 past cricket club - £5k allocated
Whittington	2022	£0.00	New play area - £100k allocated. Play area improvement - £25k allocated, extension 30mph B5009 Gobowen-Whittington - £2k allocated, Street light improvements - £25k allocated, Pavement Park Hall - £25k allocated, Top Street road safety scheme - £25k allocated
Whittington	2021	£13,664.00	New play area - £100k allocated. Play area improvement - completed £13,664, Defibrillators - completed £2,298
Whittington	2020	£0.00	New play area - £50k allocated. Defibrillators - £2,298 allocated
Whittington	2019	£5,526.03	Upgrade street lighting- LED upgrades - £8530.72
Woore	2020	£5,802.00	Newcastle Road - drainage works, fencing and installation of 2 gates
Worthen with Shelve PC	021	£0.00	No detail of project allocated

Infrastructure Project	Location	Date of commencement	Progress	Date of completion	Total cost	CIL allocated
A53 Roundabout	Shawbury	2017	Completed	2018	£272,115.00	£272,115.00 (Payment in Kind)

Disclaimers:

- CIL income allocated to the 'Strategic Infrastructure Fund' will be pooled to deliver those strategic infrastructure priorities identified through the Place Plan and the Local Plan process.
- The delivery of Strategic Infrastructure is a priority within Shropshire (as supported within the Shropshire Core Strategy). In locations where the 'Strategic Infrastructure Fund' is not sufficient to deliver necessary strategic infrastructure, the use of the 'Local Infrastructure Fund' to deliver Strategic Infrastructure may be agreed with the relevant Town and Parish Councils.
- The 'Local Infrastructure Fund' generated within an area may be spent outside of the local area were agreed locally and where the identified infrastructure priorities support this approach.
- The information presented relating Neighbourhood Fund expenditure is via the Neighbourhood Fund Annual Monitoring Form, which are completed and returned to Shropshire Council by Town & Parish Councils. Any towns or parishes without a Neighbourhood Fund project are not listed.

Overview of how CIL monies will be distributed in Shropshire:

CIL Fund	Proportion of total funds	Responsible party	Area for spend
Administrative fee	5%	Shropshire Council	Administrative expenses incurred during the implementation and enforcement of CIL.
Neighbourhood Fund	- 25% where there is a Neighbourhood Plan or Neighbourhood Development Order. - 15% where there is not a Neighbourhood Plan (capped at £100 per council tax dwelling).	Town and Parish Councils	Provided directly to the local Town/Parish Council to fund locally identified infrastructure projects. *Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after 25th April 2013.*
Of the remainder:			
Strategic Infrastructure Funding	10%	Shropshire Council in conjunction with infrastructure providers	Strategic infrastructure priorities across Shropshire.
Local Infrastructure Funding	90%	Shropshire Council in conjunction with Town/Parish Councils	Local infrastructure priorities to meet the infrastructure needs in the area where development takes place, as identified by Town/Parish Councils within their Place Plans.

Appendix 5: Hierarchy of Protected Employment Areas

Hierarchy of Protected Employment Areas

SHREWSBURY	Regeneration Opportunities	Source of Evidence	Location of Designation
Regional Sites			
Ditherington - Flax Mill	Yes	SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Sub-Regional Sites			
Emstrey - Shrewsbury Business Park		SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Harlescott - Battlefield Enterprise Park		SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Key Shropshire Sites			
Castlefields - Castle Foregate (East)	Yes	SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Harlescott - Centurion Park		SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Harlescott - Doncasters Airmotive		SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Harlescott - Former Cattlemarket		SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Harlescott - Lancaster Road Industrial Estate		SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Harlescott - William A Lewis & BT Complex	Yes	SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Meole - Longden Road Industrial Estate		SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Shelton - Oxon Business Park	Yes	SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Sundorne - Sundorne Trade Park (part)		SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Key Local Sites			
Monkmoor - Monkmoor Industrial Estate		SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Mixed Commercial Site			
Castlefields - Castle Foregate (West)	Yes	SEAS Phase 1: Shrewsbury	Policy Map S16: Inset 1
Monkmoor - Former Hathaways Site, Monkmoor Industrial Estate		Application 16/01327/OUT (5th Aug 2016)	Appeal Refusal APP/L3245/W/ 16/3159221 (3rd Feb 2017)

MARKET TOWNS / KEY CENTRES / RURAL SETTLEMENTS	Regeneration Opportunities	Source of Evidence	Location of Designation
Sub-Regional Sites			
Bridgnorth - Stanmore Industrial Estate		SEAS Phase 2: Market Towns and Key Centres	Policy Map S3: Inset
Market Drayton - Mullers & Tern Valley Business Park		SEAS Phase 2: Market Towns and Key Centres	Policy Map S11: Inset 1
Oswestry - Maes Y Clawdd and area		SEAS Phase 2: Market Towns and Key Centres	Policy Map S14: Inset 1
Whitchurch – Waymills and area		SEAS Phase 2: Market Towns and Key Centres	Policy Map S18: Inset 1
Key Shropshire Sites			
Bridgnorth - Bridgnorth Aluminium / Discovery Foils		SEAS Phase 2: Market Towns and Key Centres	Policy Map S3: Inset 1
Bridgnorth - Faraday Drive		SEAS Phase 2: Market Towns and Key Centres	Policy Map S3: Inset 1
Cleobury Mortimer - Muller England (UK) Ltd,		SEAS Phase 2: Market Towns and Key Centres	Policy Map S6: Inset 1
Ellesmere – Ellesmere Business Park		SEAS Phase 2: Market Towns and Key Centres	Policy Map S8: Inset 1
Ellesmere - Fulwood / Fabdec		SEAS Phase 2: Market Towns and Key Centres	Policy Map S8: Inset 1
Ludlow – Ludlow Business Park		SEAS Phase 2: Market Towns and Key Centres	Policy Map S10: Inset 1
Ludlow – Ludlow Eco Park		SEAS Phase 2: Market Towns and Key Centres	Policy Map S10: Inset 1
Ludlow - Weeping Cross Business Park		SEAS Phase 2: Market Towns and Key Centres	Policy Map S10: Inset 1
Market Drayton - Maer Lane and Bert Smith Way		SEAS Phase 2: Market Towns and Key Centres	Policy Map S11: Inset 1
Market Drayton - Sych Farm (Phase 1)		SEAS Phase 2: Market Towns and Key Centres	Policy Map S11: Inset 1
Minsterley - Muller Dairy & Rea Valley Foods		SEAS Phase 2: Market Towns and Key Centres	Policy Map S11: Inset 1
Oswestry - Whittington House		SEAS Phase 2: Market Towns and Key Centres	Policy Map S14: Inset 1
Key Local Sites			
Albrighton – Albrighton Business Park		SEAS Phase 2: Market Towns and Key Centres	Policy Map S1: Inset 1
Albrighton - Depots adjoining Fir Tree House		SEAS Phase 2: Market Towns and Key Centres	Policy Map S1: Inset 1
Bishops Castle - Bishops Castle Business Park		SEAS Phase 2: Market Towns and Key Centres	Policy Map S2: Inset 1
Bishops Castle - Love Lane Industrial Estate		SEAS Phase 2: Market Towns and Key Centres	Policy Map S2: Inset 1

MARKET TOWNS / KEY CENTRES / RURAL SETTLEMENTS	Regeneration Opportunities	Source of Evidence	Location of Designation
Bridgnorth - Stanley Lane		SEAS Phase 2: Market Towns and Key Centres	Policy Map S3: Inset 1
Broseley - Cockshutt Lane		SEAS Phase 2: Market Towns and Key Centres	Policy Map S4: Inset 1
Church Stretton - Long Mynd Business Park		SEAS Phase 2: Market Towns and Key Centres	Policy Map S5: Inset 1
Cleobury Mortimer - Employment Area and Brewery, Tenbury Road		SEAS Phase 2: Market Towns and Key Centres	Policy Map S6: Inset 1
Cleobury Mortimer - Old Station Yard, Neen Savage		SEAS Phase 2: Market Towns and Key Centres	Policy Map S6: Inset
Craven Arms - Britpart, The Grove		SEAS Phase 2: Market Towns and Key Centres	Policy Map S7: Inset
Craven Arms - Craven Arms Business Park		SEAS Phase 2: Market Towns and Key Centres	Policy Map S7: Inset 1
Craven Arms - Gateway / Drovers House		SEAS Phase 2: Market Towns and Key Centres	Policy Map S7: Inset 1
Craven Arms - Shrewsbury Road Industrial Estate		SEAS Phase 2: Market Towns and Key Centres	Policy Map S7: Inset 1
Highley - Netherton Workshops		SEAS Phase 2: Market Towns and Key Centres	Policy Map S9: Inset 1
Ludlow - Burway Trading Estate		SEAS Phase 2: Market Towns and Key Centres	Policy Map S1: Inset 1
Ludlow - Lloyds of Ludlow		SEAS Phase 2: Market Towns and Key Centres	Policy Map S10: Inset 1
Much Wenlock - Stretton Road		SEAS Phase 2: Market Towns and Key Centres	Policy Map S13: Inset
Oswestry - Traditional Products		SEAS Phase 2: Market Towns and Key Centres	Policy Map S14: Inset 1
Shifnal – Shifnal Industrial Estate		SEAS Phase 2: Market Towns and Key Centres	Policy Map S15: Inset 1
St Martin's - Bank Top Industrial Estate		Policy Consultation Response	Permission 17/00516/FUL (2nd May 2017)
Wem - Aston Road Business Park		SEAS Phase 2: Market Towns and Key Centres	Policy Map S17: Inset 1
Wem – Wem Business Park		SEAS Phase 2: Market Towns and Key Centres	Policy Map S17: Inset 1
Wem – Wem Engineering Centre		SEAS Phase 2: Market Towns and Key Centres	Policy Map S17: Inset 1
Wem - Wem Industrial Estate		SEAS Phase 2: Market Towns and Key Centres	Policy Map S17: Inset 1
Mixed Local Sites			
Broseley - Calcutts Lane		SEAS Phase 2: Market Towns and Key Centres	Policy Map S4: Inset 1
Craven Arms - Euro Quality Lambs / Morris Corfield		SEAS Phase 2: Market Towns and Key Centres	Policy Map S7: Inset 1