

Disputed Sites (SoCG-HLSA-01)

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant’s Position	Councils Position
1	14/04047/OUT	Site with planning permission at 1st April 2025	Proposed Marina South Of Canal Way, Ellesmere, Shropshire	140	An outline planning application for a mixed-use development including 250 dwellings was approved by the Council on 20th December 2016, 9.5 years ago (LPA ref: 14/04047/OUT). A section 73 application to vary conditions on 14/04047/OUT was submitted to the Council on 27th September 2024 and is still pending determination, 1.5 years later (LPA ref: 24/03711/VAR). The application seeks to justify why the outline approval remains extant and seeks to ‘tidy-up’ conditions on the outline approval. It is not clear whether the permission is extant. Nevertheless, the site does not have detailed planning permission for residential development. Reserved matters applications for residential development on the site have been either refused or withdrawn but not approved. A reserved matters application for 50 dwellings, pursuant to 14/04047/OUT, was withdrawn by the applicant on 8th January 2020 (LPA ref: 19/00187/REM). A subsequent reserved matters application for 99 dwellings, pursuant to 14/04047/OUT, was refused by the Council on 25th March 2022. Four reasons for refusal were provided including lack of recreational amenity space, potential impacts on a Ramsar site, highways reasons and drainage issues. This is a category b) site in relation to the definition of deliverable. It has outline planning permission. The Appellant does not consider the Council has provided clear evidence for the inclusion of this site in the 5YHLS.	Site with Outline Planning Permission (14/04047/OUT) as being confirmed within (24/03711/VAR) upon which a resolution to grant has been reached. Now benefits from Full Planning Permission (23/02170/FUL) granted in July 2024 for enabling works including formation of the link road, footway and cycleway through the site and groundworks/flood alleviation works (this infrastructure addresses concerns associated with previous Reserved Matters Applications). Full planning application associated with the delivery of part of this link road (26/02114/FUL) associated with a foodstore on an adjoining site, now pending consideration. This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. The Council considers there is clear evidence that the site is deliverable.
2	20/05065/OUT	Site with planning permission at 1st April 2025	Flax Mill, Spring Gardens, Shrewsbury, Shropshire	100	A hybrid application including 120 dwellings (outline) was approved by the Council on 10th May 2021, 5 years ago (LPA ref: 20/05065/OUT). Condition 2 of the approval states that reserved matters applications must be made within 10 years, i.e., by 10th May 2031. No reserved matters applications have been submitted. The Council has not provided clear evidence that firm progress is being made on the submission of a reserved matters application. The Council’s evidence states that a planning application will be made in Q1 2026 (PDF page 124). That did not happen. In the absence of clear evidence, the site is not deliverable and should be removed from the 5YHLS.	This is not simply a category b site - it is an active site which benefits from a Hybrid Planning Permission for a mixed use development (including restoration of the historic Flax Mill). The scheme is being managed by Historic England. Extensive restoration works have now been undertaken and preparations for the wider development (including residential) phase which benefits from outline planning permission, include completion of a Compulsory Purchase Order – representing clear relevant information about management of site ownership constraints have been undertaken. A development partner for the residential component (Capital&Centric) has been appointed, with design work having been undertaken by Peter Barber Associates – demonstrating clear relevant information on progress of site assessment work and towards submission of a reserved matters application. The Council considers there is clear evidence that the site is deliverable.
3	19/05560/OUT	Site with planning permission at 1st April 2025	Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire	100	An outline planning application for a mixed-use development including up to 1,000 dwellings and a retirement village was approved by the Council on 16th September 2022 (LPA ref: 19/05560/OUT). A reserved matters application for 107 dwellings (Phase 1A), pursuant to 19/05560/OUT, was approved by the Council on 26th September 2024 (LPA ref: 24/01661/REM). A subsequent reserved matters application for 202 dwellings (Phase 2A), pursuant to 19/05560/OUT, was approved by the Council on 26th February 2025 (LPA ref: 24/03660/REM). However, these phases are included in the 5YHLS separately (PDF pages 93 and 94).	Current planning status: Outline planning permission (19/05560/OUT) relates to the redevelopment of this site for up to 1,000 dwellings, a retirement village and other uses. This planning permission enables the phased development of the site supported by a phasing plan. Preceding planning permission (19/05560/OUT), a series of planning permissions had been secured and implemented for the demolition of existing power station structures and enabling works to prepare the site for redevelopment. This includes 17/02314/DEM, 17/00108/DN, 17/04439/DEM, 19/00038/DN, 19/00084/DN, 20/00038/DN, 20/00076/DN, 20/00101/DN and 20/00112/DN for demolition works; 18/03597/FUL for construction of wildlife ponds; 19/02723/FUL for erection of a bat house; 20/04930/FUL for erection of a

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					This part of the site only has outline permission, with no reserved matters application submitted to date. The Council has not provided clear evidence that firm progress is being made on the submission of a reserved matters application. In the absence of clear evidence, the site is not deliverable and should be removed from the 5YHLS.	peregrine falcon tower; 20/05301/FUL for Phase 1 earthworks and 21/02607/FUL for erection of an electricity sub-station. Following this planning permission (19/05560/OUT), a series of further planning permissions have been secured and predominantly implemented for earthworks and further enabling works to facilitate the development. This includes planning permissions 22/04695/REM for Phase 1 infrastructure and enabling works, 24/01661/REM for Phase 1a infrastructure and enabling works (including residential development), 24/02873/REM for Phase 1b infrastructure and enabling works, 22/03687/FUL for Phase 2 earthworks, 24/03660/REM for Phase 2a earthworks, 24/03459/REM for Phase 2b earthworks, 23/02809/REM for Phase 2 enabling works, 24/03660/REM for Phase 2a infrastructure and enabling works (including residential development), 25/01427/REM for Phase 2b infrastructure and enabling works, 24/02380/REM for Phase 3 earthworks, and 24/02028/REM for the spine road. Reserved Matters Permission (24/01661/REM) has been granted for development of phase 1a consisting of 107 dwellings. The applicant is Barratt David Wilson Homes and development is ongoing. Reserved Matters Permission (24/03660/REM) has also been granted for development of phase 2a consisting of 202 dwellings. The applicant is Taylor Wimpey and development is ongoing. This demonstrates the significant progress made by the master-developer Harworth Group to bring the site forward for development. It also constitutes clear relevant information on progression of site assessment work and infrastructure provision - consistent with paragraph 7 of the NPPG (ID68). Phasing details: The most recently approved phasing plan is attached to application 24/02493/DIS. This includes residential phases 1a (benefits from planning permission), 2a (benefits from planning permission), 2b, 3a, 4, 5a and 5b. Notably, condition 2b of planning permission (19/05560/OUT) requires submission of Reserved Matters Applications every 2 years. It states: “2b. <i>Following approval of the first reserved matters applications for each subsequent development phase hereby approved shall be submitted not later than 2 years from the date of approval of the last reserved matters for the preceding phase.</i>” Furthermore, condition 4 of planning permission (19/05560/OUT) states “<i>The sequencing of the development shall be in general accordance with the Phasing Plan 2021-2031 submitted in August 2020.</i>” Active discussions are currently ongoing with the master-developer Harworth Group, including through the pre-application process, as they progress with bringing forward further phases for development. Notably, these discussions and progression of this site is being supported by Homes England’s ATLAS service – the Government’s housing accelerator. Informed by these discussions and consistent with conditions 2b and 4 of planning permission (19/05560/OUT) and the phasing plans, it is anticipated that a planning application for phases 2b (approx. 100 dwellings) and 3a (approx. 150 dwellings) will be submitted in 2026. Indeed, these phases are currently the subject of specific pre-application discussions.

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						These conditions, phasing plans and ongoing discussions constitute clear relevant evidence of the current planning status, progress on site assessment work and firm progress towards submission of a planning application - consistent with paragraph 7 of the NPPG (ID68). Deliverable Dwellings: The 100 deliverable dwellings on planning permission (19/05560/OUT) relate to phase 2b. Progress on site: Extensive demolition works, earthworks and further enabling works to facilitate the development have been undertaken. Mineral extraction is also occurring (phase 5a/b) of the site. Around 30 dwellings have been constructed on phase 1a – generally consistent with the Council's assumptions for this site. Around 25 dwellings have been constructed on phase 2a – generally consistent with the Council's assumptions for this site. Notably, the removal of structures and the creation of the platform for development on phase 2b has been undertaken. Furthermore, the PFA which was located on phase 3 has been largely removed and the platform for development is also in the process of being created. The progress on existing phases and preparatory works for further phases of development constitute clear relevant evidence about infrastructure provision - consistent with paragraph 7 of the NPPG (ID68). Anticipated start and build-out rates: As detailed above, the preparatory works for the 100 dwellings on phase 2b has been undertaken. The Council anticipates that delivery of dwellings on this phase will commence in 2027/28 with delivery timescales/rates generally in accordance with those detailed in the five year housing land supply statement. As such, this site is not simply a category b site within the definition of deliverable - it is an active development site which is to be delivered in phases. The Council considers there is clear evidence that the site is deliverable.
4	16/02491/REM	Site with planning permission at 1st April 2025	The Leasowes, Sandford Avenue, Church Stretton, Shropshire, SY6 7AE	43	This site was granted outline planning permission on 28th July 2015, 11 years ago (LPA ref: 14/01173/OUT). A reserved matters application for 43 dwellings, pursuant to 14/01173/OUT, was approved by the Council on 17th January 2018, 8 years ago (LPA ref: 16/02491/REM). Applications to discharge conditions attached to 16/02491/REM were last discharged on 7th January 2019, 7 years ago. Given 8 years have passed since detailed planning permission and no dwellings have been delivered, there is clear evidence that this permission is not being delivered and the site should be removed from the 5YHLS.	Site allocation with outline/reserved matters permission. Development has been implemented. Consistent with the NPPF definition of deliverable, such sites should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). The appellant provides no clear evidence that the homes will not be delivered within five years. The time that has passed since grant of consent does not represent clear evidence that the homes are not deliverable. The Council considers there is clear evidence that the site is deliverable.
5	12/01014/REM	Site with planning permission at 1st April 2025	Cheswardine, Farm High Street, Cheswardine, Market Drayton	18	An outline planning application for residential development (housing numbers not specified) was approved by the Council on 13th March 2009, 17 years ago (LPA ref: NS/08/02108/OUT). A reserved matters application for 16 dwellings, pursuant to NS/08/02108/OUT, was approved by the Council on 5th February 2013, 13 years ago (LPA ref: 12/01014/REM).	Site with outline/reserved matters permission. Development has been implemented. Consistent with the NPPF definition of deliverable, such sites should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

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					As planning permission was granted over 17 years ago and no dwellings have been delivered, there is clear evidence this development is not being delivered and the site should be removed from the 5YHLS.	The appellant provides no clear evidence that the homes will not be delivered within five years. The time that has passed since grant of consent does not represent clear evidence that the homes are not deliverable. The Council considers there is clear evidence that the site is deliverable.
6	NS/06/01287/FUL	Site with planning permission at 1st April 2025	Herald Printers, Newtown, Whitchurch, SY13 1BH	12	A full planning application for 12 apartments was granted planning permission by the Council on 6 th July 2006, 20 years ago (LPA ref: NS/06/01287/FUL). A full planning application for 6 dwellings and 15 apartments was refused by the Council on 2nd September 2022 and not appealed (LPA ref: 22/01155/FUL). A full planning application for 6 dwellings and 15 apartments was withdrawn by the applicant on 18th December 2023 (LPA ref: 23/01386/FUL) The site has had planning permission for nearly 20 years and not delivered any dwellings. It should be removed from the 5YHLS.	Site with full planning permission. Development has been implemented. Consistent with the NPPF definition of deliverable, such sites should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). The appellant provides no clear evidence that the homes will not be delivered within five years. The time that has passed since grant of consent does not represent clear evidence that the homes are not deliverable. The Council considers there is clear evidence that the site is deliverable.
7	24/02158/FUL	Site with an appeal pending determination at 1st April 2025	Proposed dwelling adjacent Enderby, Cleobury Mortimer, Shropshire	1	At the base date, a planning application (LPA ref: 24/02158/FUL) had been refused by the Council (on 4 th June 2024), an appeal was lodged (PINS ref: 3351551) and was pending determination. The Council did not submit a statement of case for the appeal and instead relied on the officer's report for the application. The appeal was subsequently allowed after the base date on 10 th April 2025. The site was not deliverable at the base date on 1 st April 2025 and should not be included in the 5YHLS.	Scheme for a single dwelling, included in the Council's five year housing land supply as a deliverable at 1 st April 2025. In support of the refused planning application, the applicant undertook site assessment work (including ecology and drainage) and had fully designed the scheme. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Whilst this appeal was granted after the base date, at this point the Council was aware that it was the subject of an appeal, that the appeal had been heard, the information that had been presented at appeal and that a decision was pending. It was also aware of the appellants position on the dwellings deliverability. After the base date, the Inspector endorsed the appellants position on deliverability in granting full planning permission for 1 dwelling. The conditions on this decision require commencement within 3 years of the decision (10 April 2025). This is the latest available evidence. The Council considers 1 dwelling is deliverable by 31 st March 2030 and there is clear evidence that this is the case.
8	24/00748/OUT	Site with an appeal pending determination at 1st April 2025	Proposed residential development south of the Parklands, Cockshutt, Shropshire	6	At the base date, an outline planning application (LPA ref: 24/00748/OUT) had been refused by the Council (on 30 th April 2024), an appeal was lodged (PINS ref: 3352860) and was pending determination. The Council was resisting the appeal as set out in its Statement of Case for that appeal dated December 2024. The appeal was subsequently allowed after the base date on 22 nd July 2025. The site was not deliverable at the base date on 1 st April 2025 and should not be included in the 5YHLS.	Scheme for 6 dwellings, included in the Council's five year housing land supply as deliverable at 1 st April 2025. Notably, in support of the refused planning application, the applicant undertook site assessment work (including ecology and drainage). The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Whilst this appeal was granted after the base date, at this point the Council was aware that it was the subject of an appeal and much of the information prepared by the appellant in support of their appeal – including the clear position that the site is deliverable. Specifically, the appellants appeal statement (dated September 2024) included at paragraph 7.1 that <i>"In the short term the construction phase of the proposed development will benefit the local community through the creation of jobs."</i> Furthermore, the appellants 'final comments statement' to the appeal (dated December 2024), included at paragraph 2.24 <i>"The new NPPF was published in December 2024 stating the Government's intention to</i>

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						<i>deliver and build 1.5 million new homes. This site would help towards meeting that target."</i> After the base date, the Inspector endorsed the appellants position on deliverability in granting outline planning permission for 6 dwellings. This scheme does not constitute major development and this is the latest available evidence. The Council considers 6 dwellings are deliverable by 31st March 2030 and there is clear evidence that this is the case.
9	24/01210/FUL	Site with an appeal pending determination at 1st April 2025	Hengoed Park Residential Home, Hengoed, Oswestry	25	At the base date, a planning application (LPA ref: 24/01210/FUL) had been refused by the Council (on 18th June 2024), an appeal was lodged (PINS ref: 3357661) and was pending determination. The Council was resisting the appeal. The appeal was subsequently allowed after the base date on 6th August 2025. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS.	Site for 25 dwellings, included in the Council's five year housing land supply as a deliverable at 1st April 2025. Notably, in support of the refused planning application, the applicant undertook site assessment work (including heritage, ecology and drainage) and had fully designed the scheme. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Whilst this appeal was granted after the base date, at this point the Council was aware that it was the subject of an appeal and much of the information prepared by the appellant in support of their appeal – including the clear position that the site is deliverable. Therefore, at the base date the appellant was of the view this development was deliverable. After the base date, the Inspector endorsed this position in granting full planning permission for 25 dwellings. The applicant has since discharged conditions and is undertaking other preparatory processes before commencement. This is the latest available evidence. The Council considers 25 dwellings are deliverable by 31st March 2030 and there is clear evidence that this is the case.
10	24/04176/FUL	Site with an appeal pending determination at 1st April 2025	Land to the east of Tilstock Road, Tilstock, Whitchurch	70	At the base date, a planning application (LPA ref: 24/04176/FUL) had been submitted. An appeal was made on non-determination (PINS ref: 3362414) on 14th March 2025 and was pending determination. The Council resisted the appeal. The appeal was subsequently allowed after the base date on 9th December 2025. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS.	Site for 70 dwellings, included in the Council's five year housing land supply as a deliverable at 1st April 2025. In support of the refused planning application, the applicant undertook a range of site assessments (including heritage; ecology; arboricultural; geo-technical & geo-environmental; landscape & visual; drainage; flood risk and transport) and had fully designed the scheme. The Council considers that this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, within the Planning Statement prepared to support the refused planning application, the applicant specifically argued the contribution the site would make to housing land supply – in paragraph 6.24 they stated <i>"It is clear that given the forthcoming policy changes, the Council's housing land supply position will worsen considerably, and indeed the Council will at best be able to demonstrate a 2.83-year supply and at worst, supply will fall below 2 years. This highlights further, the urgent need to identify and grant permission, without delay, on sustainable and suitable sites, such as that subject to this application."</i> Whilst this appeal was granted after the base date, at this point the Council was aware that it was the subject of an appeal.

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						Further, it was also aware of the appellants position on the development's deliverability – supported by the information they had provided to inform the refused planning application. At the base date the appellant was of the view this development was deliverable. After the base date, the Inspector endorsed this position in granting full planning permission for 70 dwellings. This is the latest available evidence. The Council considers 70 dwellings are deliverable by 31st March 2030 and there is clear evidence that this is the case.
11	OSW024	Allocated site	Eastern Gateway Sustainable Urban Extension, Oswestry	89 in supply. Council accepts 25 deduction. 64 disputed.	The site does not have planning permission. An outline planning application for 85 dwellings was submitted to the Council on 4th April 2024 (LPA ref: 24/00719/OUT). On 17th June 2025, the planning committee resolved to grant permission subject to the signing of a Section 106 Agreement, however, the Section 106 Agreement has still not been signed, almost 1 year later. Even if the outline application is approved, this site will remain a category b) site. The Council has not provided clear evidence for its inclusion in the deliverable supply and therefore it is not deliverable by definition and it should be removed from the 5YHLS. The Council has since removed 25 dwellings at this site from its 5YHLS figure.	Part of a Sustainable Urban Extension (SUE), the majority of which benefits from Planning Permission and is currently under construction. This component of the SUE is currently subject to an Outline Planning Application (24/00719/OUT) for 85 dwellings. A resolution to grant this application has been reached and S106 negotiations are ongoing. The applicant is a developer (Cornovii Developments). The site benefits from and is facilitated by approved HIF funding of £9.3m granted to Shropshire Council (site promoters supported this application process) by Homes England and utilised to deliver improvement works to adjacent Mile End Roundabout, Oswestry. Indeed, the new pedestrian footbridge over the A5 adjoins this site. This constitutes clear relevant information about site infrastructure provision and successful participation in bids for large-scale infrastructure funding (a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68)) – as the HIF funding is specifically linked to delivery of housing in Oswestry including on this site. This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. The Council considers there is clear evidence that the site is deliverable. As this time, there are no specific timescales for the completion of the S106 and issuing of the decision. Timescales for submission of Reserved Matters are determined by the applicant, but the Council expects it to follow-on from any grant of outline planning permission. Given preparation of the S106 remain ongoing, it is considered that on reflection the 25 dwellings scheduled for 2027/28 should be deducted from the supply (following the required 10% deduction). The Council therefore considers 64 dwellings are deliverable on this site by 31st March 2030.
12	BRD030	Site proposed for allocation in the withdrawn Local Plan	Tasley Garden Village, Bridgnorth	150	At the base date, the site did not have planning permission. A planning application had not been made. At the base date, the Council relies on the promotion of the site and statements of common ground which were submitted to the withdrawn Local Plan. However, these were made in the context of the Local Plan progressing. Indeed, paragraph 1.33 of the SoCG013 referred to states: "It is agreed that the site would be capable of starting to deliver dwellings within the first five years of the plan being adopted" (my emphasis added). The Council also refers to pre-application discussions which had taken place in 2024 and 2025. The details of the pre-application have not been provided by	Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site. This includes during the promotion of the site as a potential allocation, preparation of two Statements of Common Ground (SoCG07 and SoCG013) completed between the Council and the site promoter, and pre-application discussions (PREAPM/24/00262) undertaken in 2024/25 (as confirmed in the Planning Application Form associated with a current application). The site promotion, SoCG processes and pre-application discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68).

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					the Council. The planning statement for the application refers to pre-application meetings on 8th November 2024, 12th February 2025 and 28th February 2025. Importantly, these pre-application meeting dates were <i>before</i> the Council received the Local Plan Inspectors’ letter (on 4th March 2025), which recommended that the plan should be withdrawn and before the Council’s letter of 13th March 2025 explaining that officers would be recommending to members that the draft Local Plan is withdrawn from examination. Consequently, at the base date, the site was a large, windfall site located within the open countryside and outside of the defined settlement boundaries and residential development was (and is) contrary to Core Strategy and Site Allocations and Management of Development Plan Policies (SAMDev) CS1, CS5, CS10, CS14 and MD1. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. As set out in the SoCG re: 5YHLS, the Appellant refers to several appeal decisions which have consistently concluded that sites that were not deliverable at the base date should not be included in the 5YHLS. An outline planning application for a mixed use development comprising of up to 1,500 homes was submitted and validated on 9th May 2025 (LPA ref: 25/01722/OUT), after the base date. A resolution to grant outline permission was made on 24th February 2026 but the decision notice has not been issued at the time of writing.	Furthermore, the site promotion and two SoCG were informed by and reference a range of site assessments (including analysis of the site and its context, highway assessment, heritage, environment, and drainage/flood risk); assessments of infrastructure requirements; and a development masterplan. Similarly, the pre-application discussions considered a range of issues including validation requirements, the principle of development, highways, infrastructure, flood risk/drainage, air/noise/odour, and ground conditions. These discussions were supported by a range of site assessments (including analysis of the site and its context, transport, flood risk, and heritage); and a development masterplan. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). The proposal is also the subject of a Planning Performance Agreement (PPA) between the Council and Applicants which was established before the 1 April 2025 base date and supports processes and timescales associated with determination of planning applications on the site. When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application as illustrated by undertaking pre-application discussions and entering into a PPA. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council’s decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council’s housing land supply position. An Outline Planning Application (25/01722/OUT) for up to 1,500 dwellings (including specialist housing) and wider uses was submitted on 9 May 2025 and is now pending decision with a resolution to grant reached on 24 February 2026. Drafting of the S106 Legal Agreement is positively progressing, supported by the PPA. Alongside this, a Design Code is being progressed to provide specific, detailed parameters for the sites development. As referenced within the Committee Report which informed the resolution to grant the Outline Planning Application, this is now at an advanced stage following several in-person meetings between the Applicants and Council officers and two design panel reviews. The applicants are developers, Bloor Homes and Taylor Wimpey. Bloor Homes website specifies intention for reserved matters applications “Late 2026 for initial phases and ongoing into future years as phases come forward”: https://www.tasleygardenvillage.uk/. This latest available evidence demonstrates the deliverability of the site. Delivery timescales are precautionary and have been informed by specific discussions with the applicants. As such, the Council considers these assumptions are appropriate and correct (with delivery of first dwellings occurring in 2028/29). The Council considers there is clear evidence that the site is deliverable.

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13	BUR004	Site proposed for allocation in the withdrawn Local Plan	Land adjoining Boraston Drive on A456, Burford	80	At the base date, the site did not have planning permission. A planning application had not been made. At the base date, the Council relies on pre-application discussions which had been undertaken in 2024. Whilst the detail of the pre-application discussions has not been provided, the paragraphs 4.5 and 4.6 of the planning statement submitted with the outline planning application state: <i>“4.5 Pre-application advice was obtained from the Council in February 2024, in respect of the principal of a residential development for up to 100 dwellings being brought forward on the site.</i> <i>4.6 The Council’s written pre-application response acknowledged that Burford has met its housing need for the current plan period and at this time the Council could demonstrate a five year land supply. It did however also acknowledge that the site is a draft allocation (BUR004) in the emerging Local Plan (eLP) (now withdrawn), and some limited weight can be afforded to the allocation (Paragraph 48 NPPF). The written response stated that the eLP should be read as a whole (all emerging policies will be applicable if the eLP is given weight and other material considerations will be necessary to make the development acceptable ahead of adoption of the eLP.”</i> Therefore, the pre-application discussions relied on by the Council at the base date were in the context of the Local Plan progressing. Indeed, the pre-application response from the Council gave some limited weight to the draft allocation in the context of paragraph 48 of the December 2023 version of the NPPF (now paragraph 49). Again, as above, this was before the Local Plan Inspectors’ letter had been received by the Council on 4th March 2025 and before the Council’s response letter on 13th March 2025, which explained that officers would be recommending to members that the Local Plan be withdrawn. Therefore, at the base date the proposals at this greenfield windfall site were (and are) contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. An outline planning application for 100 homes was made in November 2025 and validated on 12th December 2025 (LPA ref: 25/04438/OUT), after the base date. The application is pending determination at the time of writing. It is not known whether it will be approved.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/24/00113) undertaken in 2024 prior to submission of a current planning application (as confirmed within the associated Planning Application Form). These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development, validation requirements, housing mix, infrastructure requirements, highways, and drainage. These discussions were supported by a range of initial site assessments (including transport, ecology, arboriculture, heritage, flood risk, and landscape); a layout plan; and housing mix schedule. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application as illustrated by undertaking pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council’s decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council’s housing land supply position. Notably, the applicant has referenced the purpose and value of these pre-application discussions on their promotion website, stating: <i>“The purpose of the pre-application is to demonstrate that the site could accommodate 100 dwellings successfully and include the range of dwelling types, tenures and sizes prescribed by the allocation. It communicates the design process that has been undertaken, and in particular the constraints and opportunities associated with it that have been identified. A significant amount of technical work has been undertaken in relation to the site and that underpins the design concept. An illustrat[iv]e layout based on this shows how the site could be developed and demonstrates that it is suitable for a residential scheme which could be delivered within the plan period.”</i> https://lonestarland.co.uk/project/burford-shropshire/ An Outline Planning Application (25/04438/OUT) for up to 100 dwellings was submitted on 25 November 2025 and is now pending consideration. The Council considers there is clear evidence that the site is deliverable. The Council also remain of the view that assumptions on timescales and build rates are appropriate – with delivery of dwellings commencing in 2028/29.
14	MDR006	Site proposed for allocation in	Land adjoining Adderley Road, Market Drayton	105 in supply.	At the base date. the site did not have planning permission. Planning permission had been refused on 07/07/24.A revised planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
		the withdrawn Local Plan		Council accepts 15 deduction. 90 disputed.	The proposals at this greenfield site are contrary to the adopted policies of the development plan. At the base date, the Council relies on extensive pre-application discussions undertaken in 2021 and 2022, which the Council states demonstrate firm progress being made towards the submission of an application. The pre-application did result in the submission of a full planning application for 126 dwellings but the Council <i>refused</i> to grant planning permission on 7th July 2024 (LPA ref: 22/05309/FUL), after the pre-application and <i>before</i> the base date of 1st April 2025. The decision to refuse planning permission was made by members of the Council in accordance with the recommendation of officers. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A full planning application for 115 dwellings was made in September 2025 and validated on 2nd October 2025 (LPA ref: 25/03581/FUL), after the base date. This followed further pre-application with the Council but the application forms explain that this was on 1st July 2025 i.e. after the base date. The application is pending determination at the time of writing. It is not known whether it will be approved. The Council has since removed 15 dwellings from this site in its 5YHLS figure on this site.	This includes extensive pre-application discussions undertaken in 2021 and 2022 (as confirmed in Planning Application Forms associated with a previous planning application) and discussions in the context of the refused planning application. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, these pre-application discussions considered a range of issues including the principle of development, ecology, and landscape. These discussions were supported by a range of initial site assessments (including geo-environmental, highways, flood risk/drainage, agricultural land quality, and ecology); an indicative layout; landscaping plan; and a housing mix schedule. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. A Full Planning Application (25/03581/FUL) for 115 dwellings was submitted on 25 September 2025 (informed by further pre-application discussions - as confirmed in the Planning Application Form) and is now pending consideration. The applicants include a developer (Bellway Homes). This latest available evidence demonstrates the deliverability of the site. The Council considers there is clear evidence that the site is deliverable. The Council also consider that assumptions on build timescales and rates are generally appropriate. However, given the Full Planning Application is still to be determined, it is considered that on reflection the 15 dwellings scheduled for 2026/27 should be deducted from the supply (following the required 10% deduction). The Council therefore considers 90 dwellings are deliverable on this site by 31st March 2030.
15	MDR039 & MDR043	Site proposed for allocation in the withdrawn Local Plan	Land at Longford Turning, Market Drayton	75 in supply. Council accepts 25 deduction. 50 disputed.	At the base date, the site did not have planning permission. A planning application for 100 dwellings had been <i>refused</i> in January 2022 (LPA ref: 21/04307/OUT) and a second application for 100 dwellings had been <i>refused</i> in May 2023 (LPA ref: 23/00089/OUT). Both of the applications were refused due to the principle of development not being acceptable on this site.. At the base date, the Council relies on extensive pre-application discussions in 2019 and 2022. However, those pre-application discussions resulted in two applications being refused on principle. The Council also relies on its pre-application advice, which it states was made in early 2025. The pre-application advice (LPA ref: PREAPM/25/0013) is appended to the planning statement for the latest (i.e. the third application)	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes extensive pre-application discussions undertaken in 2019 and 2022 (as confirmed in Planning Application Forms associated with a previous planning applications), subsequent discussions in the context of previous planning applications, and further pre-application discussions in early 2025 – commencing on 14 March 2025 and concluding on 10 April 2025 – so ongoing at the base date (PREAPM/25/00103 - as confirmed within the Planning Application Form associated with a current planning application). It also includes. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). This is particularly relevant in the context of the Council's decision at

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant’s Position	Councils Position
					made in May 2025. The pre-application advice is dated 10th April 2025 i.e. after the base date. It explains that development at the site is contrary to policies CS5 and MD7a of the development plan and the then emerging Local Plan would be withdrawn. However, it explains that due to a shortfall in the 5YHLS, development on the site would represent sustainable development in the context of paragraph 11 of the NPPF. Nevertheless, this advice was provided after the base date. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. As above, at the base date, planning permission had been refused twice for residential development on this site. Since the base date, an outline planning application for 100 dwellings was made in May 2025 and validated 10th June 2025 (LPA ref: 25/01926/OUT), after the base date. The pre-application advice in relation to this site was also provided after the base date. The latest position is that a resolution to grant outline permission was made on 18th November 2025 but the decision notice has not been issued at the time of writing. There is no clear evidence of firm progress being made on a reserved matters application or a written agreement between the Council and a developer confirming their anticipated start and build out rates. The Council has since removed 25 dwellings from this site in its 5YHLS figure on this site	Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation. Furthermore, the pre-application discussions considered a range of issues including the principle of development, effective use of land, design, affordable housing, noise, and ecology (including biodiversity net gain). These discussions were supported by a range of initial site assessments (including noise, and ecology); an illustrative masterplan; and a development framework plan. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application including ongoing pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council’s decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council’s housing land supply position. An Outline Planning Application (25/01926/OUT) was submitted on 27 May 2024 and is now pending decision with a resolution to grant reached on 18 November 2025 for up to 100 dwellings on MDR039. Drafting of the S106 Legal Agreement is positively progressing. The Council considers there is clear evidence that the site is deliverable. The Council also consider that assumptions on build timescales and rates are generally appropriate. However, recognising necessary lead-in times, on reflection it is considered that the 25 dwellings scheduled for 2027/28 should be deducted from the supply (following the required 10% deduction). The Council therefore considers 50 dwellings are deliverable on this site by 31st March 2030.
16	MIN018	Site proposed for allocation in the withdrawn Local Plan	Land west of A488, Minsterley	25	At the base date, the site did not have planning permission. A planning application had not been made. At the base date, the Council relies on the discussions with the site promoter through the preparation and examination of the withdrawn Local Plan (when the Local Plan was progressing. The Council also relies on pre-application discussions (LPA ref: PREAPM/25/00135). However, the application form for the planning application explains that the date of pre-application was 8th May 2025 i.e. after the base date. The planning statement for the application confirms that this was a virtual meeting and explained that the principle of development for an affordable housing scheme is likely to be consistent with the development plan. However, as above, this was after the base date. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. Of particular relevance are the discussions between the site promoter and the Council’s affordable housing enablement service, which works closely with the promoters of affordable housing exception sites, as they prepare schemes (this team also inform assumptions on delivery timescales). These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Notably, the adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). Furthermore, this project is linked to Homes England funding, which includes commitments on delivery timescales. Pre-application discussions (PREAPM/25/00135) were also undertaken in 2025 with the application received before the base date 31 March 2025 and concluding after the base date on the 8 May 2025 (as confirmed in the Planning Application Form associated with a current application).

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
					A full planning application for 25 affordable homes was made in October 2025 and validated on 10th October 2025 (LPA ref: 25/03699/FUL), after the base date. The application is pending determination at the time of writing. It is not known whether it will be approved.	When concluding the site was deliverable at the base date, the Council considered the clear and firm evidence of the site promoters intention to progress a planning application through discussions between the promoter and Council's housing enablement service and the presence of a pre-application. This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. It was also recognised that the proposal was for affordable housing. A Full Planning Application (25/03699/FUL) was submitted on 3 October 2025 and is now pending consideration for 25 affordable dwellings. The applicants are the developer (Bowsall Developments Ltd) and the Registered Provider (Housing Plus Group). The Council considers there is clear evidence that the site is deliverable. The Council also consider that assumptions on build timescales and rates are generally appropriate with the dwellings completed in 2027/28 – supported by information from colleagues in the affordable housing enablement service who understand the applicant intends to commence development as soon as planning permission is issued.
17	CES005	Site proposed for allocation in the withdrawn Local Plan	Land adjoining the Vicarage on A458, Cressage	60	At the base date, the site did not have planning permission. A planning application had not been made. It is not known what “clear evidence” the Council relies on for the inclusion of this site at the base date of 1st April 2025. The application form for the planning application made after the base date (dated 14th August 2025) confirms that pre-application advice was not sought from the LPA. The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. An outline planning application for 60 dwellings was made in August 2025 and validated on 27th August 2025 (LPA ref: 25/03043/OUT), after the base date. The decision was issued on 16th July 2026. A reserved matters application has not been made. There is no clear evidence of firm progress being made on a reserved matters application or a written agreement between the Council and a developer confirming their anticipated start and build out rates.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. When concluding the site was deliverable at the base date, the Council considered discussions that had occurred in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. An Outline Planning Permission (25/03043/OUT) was submitted on 18 August 2025 and granted planning permission on 16 July 2026 for 60 dwellings. The site is now being proactively marketed for development, with the promoter indicating an expectation of strong interest in the site: https://www.muller-property.co.uk/development-opportunity/cressage-shropshire-60-dwellings/. This latest available evidence demonstrates the deliverability of the site. The Council consider that assumptions on build timescales and rates are generally appropriate with the dwelling completions expected from 2028/29.
18	CES006	Site proposed for allocation in the withdrawn Local Plan	The Eagles public house	6	At the base date, the site did not have planning permission. A planning application had not been made. This brownfield site did not have planning permission at the base date. Applications for 6 dwellings in total were validated on 19th June 2025 (LPA ref: 25/01628/FUL) and 24th October 2025 (LPA ref: 25/04000/FUL), after the base date. They have since been approved. These small windfall sites where planning permission was approved after the base date are already accounted for in the Council's windfall allowance and should not be included in this category.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. The scheme has progressed with Full Planning Permission (25/01628/FUL) submitted on 30 April 2025 and granted on 20 November 2025 for conversion of the former public house to 2 dwellings and Full Planning Permission (25/04000/FUL) submitted on 24 October 2025 and granted on 10 December 2025 for construction of 4 dwellings on the land associated with the former public house. Whilst no pre-application discussions informed these planning permissions, they were informed by extensive discussions, particularly with the Council's heritage service, during a series of withdrawn, refused and granted planning applications on various parts of the site

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
						(including 22/00283/OUT, 21/02078/FUL, 20/02597/FUL, 18/00483/FUL and 17/02912/FUL). These discussions demonstrated a clear intention to bring the site forwards for development and that suitable development was achievable on the site (given that planning permission had been previously granted on part of the site). These various applications were also informed by various site assessments. When concluding the site was deliverable at the base date, the Council considered the discussions that had occurred and the presence of these various Planning Applications (some of which had been approved), which formed evidence of a clear intention to progress the redevelopment of the site. This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. The applicant is a developer (Eagle Mews Ltd) and conditions are currently being discharged on these Full Planning Permissions in advance of commencement. This latest available evidence demonstrates the deliverability of the site. The Council consider that assumptions on build timescales and rates are generally appropriate with completion of dwellings expected from 2028/29.
19	MUW012VAR	Site proposed for allocation in the withdrawn Local Plan	Land adjoining the Primary School and Hunters Gate, Much Wenlock	72	At the base date, the site did not have planning permission. A planning application had not been made. At the base date, the Council relies on positive dialogue with the promoter at a time when the now withdrawn Local Plan was progressing. Whilst reference is made to subsequent pre-application discussions (LPA ref: PREAPM/25/00202), the application form for the outline planning application submitted after the base date explains that the date of the pre-application advice was 9th May 2025 (i.e. after the base date). The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. An outline planning application for up to 300 dwellings was made in January 2026 and validated on 2nd February 2026 (LPA ref: 26/00294/OUT), after the base date. The application is pending determination at the time of writing. It is not known whether it will be approved.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the discussions that had occurred through these planning applications in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. Subsequently, pre-application discussions were undertaken in 2025 after the base date (PREAPM/25/00202) - as confirmed within the Planning Application Form associated with a current planning application. An Outline Planning Application (26/00294/OUT) is now pending consideration for up to 300 dwellings on the site and associated land. The applicant is a developer (Boningale Homes). Within the Design & Access Statement that supports this planning application, the applicant explains in section 1.3 that their design process <i>"has allowed us to ensure that the proposals are high quality, well thought-out, and deliverable."</i> This is also reflected within the applicants planning balance outlined in their Planning Statement which explains

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant’s Position	Councils Position
						in paragraph 7.16 that they consider very significant positive weight should be given to the “<i>delivery of homes</i>”. The Council considers there is clear evidence that the site is deliverable and has taken a precautionary approach to the number of dwellings it anticipates will be delivered in the period to 31st March 2030 (with delivery of dwellings expected from 2028/29).
20	KCK009	Site proposed for allocation in the withdrawn Local Plan	Land north of Church Lane, Knockin	18	At the base date, the site did not have planning permission. A planning application had not been made. The Council relies on pre-application discussions. However, the first is dated 2019 (LPA ref: PREAPP/19/00137). It is not known what the advice was but it did not lead to the submission of an application for 6 years. The date of the other pre-application the Council relies on in 2025 (LPA ref: PREAPM/25/0011) was 16th September 2025, after the base date. The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A full application for 18 dwellings was made in November 2025 and validated on 28th November 2025 (LPA ref: 25/04441/FUL), after the base date. The application is pending determination at the time of writing. It is not known whether it will be approved.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes two non-confidential Pre-Applications (PREAPP/19/00137 and PREAPM/25/00011) in 2019 and 2025. The 2025 Pre-Application was received on 8 January 2025 and significantly progressed by the base date – with final discussions concluding on 7 November 2025 – so ongoing at the base date. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development, design & layout, highways, affordable housing, ecology, heritage, green infrastructure, drainage, rights of way, and landscape. These discussions were supported by a range of initial site assessments (including transport, arboriculture, and drainage & flood risk); an illustrative masterplan; housing schedule; proposed layout plan; and proposed open space plan. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application as illustrated by ongoing pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council’s decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council’s housing land supply position. A Full Planning Application (25/04441/FUL) was submitted on 25 November 2025 and is now pending consideration for erection of 18 dwellings. Notably, the Design & Access Statement associated with this Full Planning Application specifically details how these discussions supported the refinement of the proposed scheme – stating in section 3.02 “<i>Pre-Application feedback was provided early 2025, meaning the proposal has been adjusted to respond to the comments.</i>” The Council considers there is clear evidence that the site is deliverable. The Council also considers that assumptions on build timescales and rates are generally appropriate with completion of all 18 dwellings expected in 2029/30.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
21	LYH007	Site proposed for allocation in the withdrawn Local Plan	Land east of Barley Meadows, Llanymynech	48	At the base date, the site did not have planning permission. A planning application had not been made. The date of the pre-application the Council relies on in early 2025 (LPA ref: PREAPM/25/00010) was 8th April 2025, after the base date. The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. An outline planning application for up to 48 dwellings was made and validated on 7th July 2025 (LPA ref: 25/02497/OUT), after the base date. It has subsequently been approved on 26th June 2026. A reserved matters application has not been made. There is no clear evidence of firm progress being made on a reserved matters application or a written agreement between the Council and a developer confirming their anticipated start and build out rates.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPM/25/00010) in early 2025, commencing on 8 January 2025 and concluding on 8 April 2025. As confirmed within the Planning Application Form associated with a current planning application. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). This is particularly relevant in the context of the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation. Furthermore, the pre-application discussions considered a range of issues including the principle of development, design & layout, open space, highways & connectivity, education, heritage, and relationship to the adjoining canal. These discussions were supported by a range of initial site assessments (including analysis of the site and its context, a tree schedule, transport, flood risk & drainage, and heritage); a site analysis plan; and a concept site plan. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application as illustrated by ongoing pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. An Outline Planning Permission (25/02497/OUT) was submitted on 7 July 2025 and granted on 26 June 2026 for 48 dwellings. This is the latest available evidence. The Council considers there is clear evidence that the site is deliverable.
22	PKH002 and PKH031	Site proposed for allocation in the withdrawn Local Plan	Land at Park Hall	110	At the base date, the site did not have planning permission. A full planning application for 110 dwellings was pending determination. It had been made in November 2024 and validated on 19th November 2024 (LPA ref: 24/04332/FUL). The proposals at this greenfield site are contrary to the adopted policies of the development plan. This is confirmed in the planning policy officer's comments on the application, which are dated 4th December 2024 – before the base date. At the base date, the application was still in the consultation period, which did not end until 29th June 2025. The application was subject to objections. At 1st April 2025 it was not known whether it would be approved.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions in 2023 and 2024 - as confirmed within the Planning Application Form associated with a Planning Permission on the site. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development, design & layout – particularly site levels and streetscape, highways, play & open space, and house types.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
					The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. The permission was granted after the base date on 18th August 2025.	These discussions were supported by a range of site assessments (including analysis of the site and its context, landscape & visual sensitivity, a tree survey, flood risk & drainage, transport, and ecology); and extensive site plans (including a planning layout, materials plan, occupancy plan, massing plan, boundary treatments plan, parking plan, public open space plan, refuse plan, tenure plan, land-use plan, external surfaces plan, movement plan, density plan, green infrastructure plan, and a masterplan). The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application as illustrated by undertaking pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. Full Planning Permission (24/04332/FUL) was submitted on 12 November 2024 and granted on the 18 August 2025 for 110 dwellings on the western part of the site (PKH002 and PKH031). The applicant is a developer (Shropshire Homes). Development has commenced and is actively ongoing. Works undertaken include extensive preparatory works and earthworks, formation of much of the spine road, completion of one dwelling and significant progression of a number of other dwellings – well ahead of the assumptions made by the Council. The site is being actively marketed by the developer (Shropshire Homes): https://www.shropshire-homes.com/oswestry/wynne-place. This is the latest available evidence, and it is considered entirely illogical to suggest a site currently under construction is not deliverable. The Council considers there is clear evidence that the site is deliverable.
23	SMH031	Site proposed for allocation in the withdrawn Local Plan	Land east of Moors Bank, St Martins	62	At the base date, the site did not have planning permission. An outline planning application for up to 62 dwellings was pending determination. It was submitted in February 2025 and validated on 12th February 2025 (LPA ref: 25/00361/OUT), before the base date. At the base date, the application was still in the consultation period, which did not end until 9th September 2025. The application was subject to objections, including from the Parish Council. At 1st April 2025 it was not known whether it would be approved. The pre-application discussions (dated 1st May 2024) referred to by the Council are discussed in the planning statement for the outline planning application: <i>“The proposals have been the subject of pre-application planning advice Ref PREAPP/24/00197 with Shropshire Council which issued a comprehensive written response on 1st May 2024. At that time the case officer confirmed that the principle of the application would be considered at the time the</i>	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/24/00197) in 2024 - as confirmed within the Planning Application Form associated with a current planning application. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). These discussions addressed design & layout, open space, connectivity & highways, housing mix & affordable housing, environmental protection, ecology, drainage, and education. These discussions were supported by a range of site assessments (including constraints analysis, drainage & flood risk, and access); and a masterplan. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68).

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
					<i>application was submitted having regard to the progress of the local plan at that time and the level of unresolved issues together with any other material planning considerations. In addition to the status of the local plan, the updated NPPF and the Councils 5 year housing land supply position will be significant considerations."</i> At the time the application was submitted, the proposals at this greenfield site are contrary to the adopted policies of the development plan and whilst the emerging Local Plan was progressing by the base date, it was known that the recommendation to members was that the Local Plan should be withdrawn following the Local Plan Inspectors' letter in March 2025. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. The outline planning permission was granted after the base date on 20th November 2025.	When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application as illustrated by undertaking pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. Outline Planning Permission (25/00361/OUT) was submitted on 3 February 2025 (before the base date) and granted on 20 November 2025 for 62 dwellings. This application was supported by a range of technical assessments and notably the only reserved matter is landscaping. A Reserved Matters Application (26/00798/REM) is now pending consideration for landscaping. This is the latest available evidence. The Council considers there is clear evidence that the site is deliverable. The Council also considers that assumptions on build timescales and rates are generally appropriate with completion of dwellings expected to commence in 2027/28.
24	SHF013	Site proposed for allocation in the withdrawn Local Plan	Land adjoining Meadow Drive, Shifnal	69	At the base date, the site did not have planning permission. A planning application had not been made. The Council does not refer to pre-application discussions for this site. However, I note from the submitted planning statement for the subsequent application (which is referred to by the Council) that pre-application advice was sought in March 2025 and was responded to on 20th May 2025 – after the base date (LPA ref: PREAPM/25/00138) The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A full planning application for 69 dwellings was submitted in December 2025 and validated on 12th January 2026 (LPA ref: 25/04536/FUL), after the base date. The application is pending determination at the time of writing. It is not known whether it will be approved.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). This is particularly relevant in the context of the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation. Subsequently, pre-application discussions (PREAPM/25/00138) were undertaken in early 2025, with the pre-application received on 31 March 2025 and discussions concluding on 20 May 2025. As confirmed within the Planning Application Form associated with a current planning application. These discussions considered such matters as the principle of development, housing mix, biodiversity net gain, mineral safeguarding, and developer contributions. When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application including the presence of a pre-application. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant’s Position	Councils Position
						A Full Planning Application (25/04536/FUL) was submitted on 1 December 2025 and is now pending consideration for 69 dwellings. One of the applicants is the developer Shropshire Homes. Notably, within the Planning Statement that supports this planning application, the applicants address the sites deliverability and previous progression of site assessment work on page 33 stating: <i>“The Site can be deliverable in the shorter term because:</i> <i>• it has already been subject to site assessments and technical work through the local plan process;</i> <i>• it is relatively unconstrained; and</i> <i>• the proposed development is of a relatively modest scale so can come forward at a shorter timescale when compared to larger allocations which are associated greater delays and would unlikely address Shropshire Council’s housing shortfall in the short-medium term”.</i> This is the latest available evidence. The Council considers there is clear evidence that the site is deliverable. The Council also considers that assumptions on build timescales and rates are generally appropriate with completion of dwellings expected to commence in 2028/29.
25	SHF022 & SHF023 (part)	Site proposed for allocation in the withdrawn Local Plan	Land between Windmill View and The Monument on A464, Shifnal	57	At the base date, the site did not have planning permission. A planning application had not been made. The Council relies on pre-application discussions in early 2025 (LPA ref: PREAPM/25/00026). The application form states that initial advice (LPA ref: PREAPP/22/00466) was received on 16th January 2023. It states that a subsequent pre-application request had been made and a site visit took place with the officer on 20th February 2025 but written advice had not been received by the time the application was submitted. The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A full planning application for 57 dwellings was submitted in April 2025 and validated on 1st May 2025 (LPA ref: 25/01385/FUL), after the base date. The application was approved on 18th December 2025.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions in 2022/23 and 2025 (received on 27 January and determined on 25 March 2025 - PREAPM/25/00026). This is confirmed within the Planning Application Form associated with a planning permission on the site. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development, housing mix, design & layout, highways, ecology, drainage, and developer contributions. These discussions were supported by information on housing mix and open space. They were supported by site plans including elevation and layout plans. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application as illustrated by undertaking pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council’s decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council’s housing land supply position.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant’s Position	Councils Position
						Full Planning Permission (25/01385/FUL) was submitted on 8 April 2025 and granted on 18 December 2025 on part of this site for 57 dwellings. The applicant is a developer, Taylor Wimpey. Conditions are currently being discharged and a building control inspector has been appointed in preparation for commencement. The site is actively marketed on the Taylor Wimpey website which specifies that “<i>show homes opening in autumn 2026</i>” and indicates properties are already for sale: https://www.taylorwimpey.co.uk/new-homes/shifnal/acorn-green. This is the latest available evidence, and it is considered unreasonable to suggest the site is not deliverable. The Council considers there is clear evidence that the site is deliverable.
26	BAY039	Site proposed for allocation in the withdrawn Local Plan	Land off Lyth Hill Road, Bayston Hill	108	At the base date, the site did not have planning permission. A hybrid planning application was pending determination. This was for full permission for 108 dwellings and outline permission for 4 dwellings was submitted in February 2024 and validated on 21st March 2024 (LPA ref: 24/00765/FUL), before the base date At the base date, the application was still in the consultation period, which did not end until 2nd December 2025. The application was subject to objections. The proposals at this greenfield site are contrary to the adopted policies of the development plan. This is confirmed in the policy officer’s comments dated 9th August 2024 which were the latest comments from the policy officer by the base date. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A resolution to grant permission was made at the committee meeting on 9th December 2025 but the decision notice has not been issued at the time of writing.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes extensive pre-application discussions undertaken in 2021 (as confirmed in Planning Application Forms associated with a previous planning application) and more recently in 2023/24 (as confirmed in the Planning Application Forms associated with a current planning application). These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). These discussions addressed the principle of development; design & layout, affordable housing, drainage/SUDs, highways, arboriculture, environmental protection, heritage, landscape, ecology, education, and waste management. These discussions were supported by a range of site assessments (including landscape & visual, topography, highways & transport, ecology, air quality, noise, arboricultural, heritage, and drainage); a housing mix schedule; travel plan; block plan; and site plan. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the presence of a live planning application. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council’s decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council’s housing land supply position. A Hybrid Planning Application (24/00765/FUL) was submitted on the 26 February 2024 (before the base date and supported by a range of technical assessments) and is now pending decision with a resolution to grant for 112 dwellings (108 dwellings are subject to a Full Planning Application and 4 dwellings are subject to an Outline Planning Application) reached on the 9 December 2025. Drafting of the S106 Legal Agreement is positively progressing and the applicant is a developer (Redrow Homes). This is the latest available evidence.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
						The Council considers there is clear evidence that the site is deliverable. The Council also considers that assumptions on build timescales and rates are generally appropriate with completion of dwellings expected to commence in 2027/28.
27	BIT022	Site proposed for allocation in the withdrawn Local Plan	Land east of Villa Farm, Bicton	15	At the base date, the site did not have planning permission. A planning application had not been made. The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. An outline planning application for up to 18 dwellings was submitted and validated on 18th August 2025 (LPA ref: 25/02946/OUT), after the base date. The application is pending determination at the time of writing. It is not known whether it will be approved.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). This was considered in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. An Outline Planning Application (25/02946/OUT) was submitted on 11 August 2025 and is now pending consideration for up to 18 dwellings on part of the site. This is the latest available evidence. The Council considers there is clear evidence that the site is deliverable. On reflection the Council considers that the 15 dwellings may be delivered somewhat later in the 5 year period than forecast, but they are considered to remain deliverable by 2029/30.
28	BNP024	Site proposed for allocation in the withdrawn Local Plan	Land west of Shrewsbury Road, Baschurch	35	At the base date, the site did not have planning permission. A planning application had not been made. The Council relies on pre-application (LPA ref: PREAPM/25/00068) made in early 2025. However, the application form for the application confirms that this was dated 10th April 2025 – after the base date. The pre-application response in relation to the principle of development is summarised in the planning statement for the application: <i>“Although Baschurch is identified as a community hub under SAMDev policy MD1 and S16.2(i), the site is currently located outside of the identified settlement development boundary within the adopted local plan and as such, for planning policy purposes, is located within the ‘countryside’. Shropshire Council is therefore currently unable to demonstrate a five-year supply of deliverable dwellings with only 4.73 years of supply. Footnote 8 indicates that where a Council cannot demonstrate a five-year supply of deliverable housing sites, it means planning policies most important to the decision will be considered out of date.</i> <i>Notwithstanding any other benefits of the proposal (or any harm arising from the proposal) it is considered that the site is a sustainable location for development. Officers would support an application for residential development of this site provided ‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits’ including ‘making effective use of land, securing well-designed places and providing affordable homes, individually or in combination’ and provided it was in accordance with the development guidelines of the draft allocation and the development as a whole represented sustainable development.”</i>	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPM/25/00068) in early 2025 (submitted on 21 February 2025 and concluded on 10 April – ongoing at the base date). As confirmed in the Planning Application Forms associated with a current planning application. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). This is particularly relevant in the context of the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation. These discussions addressed the principle of development; scales, design, layout & character/appearance; visual impact; residential amenity; highways, parking & access; ecology; heritage; affordable housing; environmental protection; open space; and developer contributions. These discussions were supported by information including an indicative layout plan. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application as illustrated by ongoing pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
					As above – this was provided after the base date. The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. The outline planning application for up to 37 dwellings was submitted in August 2025 and validated on 27th August 2025 (LPA ref: 25/03098/OUT), after the base date. It is pending determination at the time of writing. It is not known whether it will be approved.	material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. An Outline Planning Application (25/03098/OUT) was submitted on 21 August 2025 and is now pending consideration with an indicative layout for 56 dwellings on the site. Notably, within the Outline Planning Statement that accompanies this planning application, the applicant states that <i>“This application has been submitted to help deliver sustainable residential development in Baschurch, to meet local demand and support the Council's delivery of its housing requirement.”</i> This is the latest available evidence. The Council considers there is clear evidence that the site is deliverable. On reflection the Council considers that delivery of dwellings may occur a year later than forecast, however it is considered that delivery of at least 35 dwellings will occur by 2029/30.
29	BNP035	Site proposed for allocation in the withdrawn Local Plan	Land east of Prescott Fields, Baschurch	20	At the base date, the site did not have planning permission. A planning application had not been made. The Council relies on pre-application discussions in 2021 (LPA ref: PREAPP/21/00584) . This has been uploaded to the Council's planning portal and confirms that development at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A full planning application for 25 dwellings was submitted and validated on 15th September 2025 (LPA ref: 25/03430/FUL), after the base date. The application was approved on 16th April 2026.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions in 2021 - as confirmed within the Planning Application Form associated with a planning permission on the site. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development, layout, design & scale, open space, residential amenity, trees/landscaping, highways, ecology, conservation & archaeology, drainage, affordable housing, education, and developer contributions. These discussions were supported by a range of site assessments (including analysis of the site and its context, highways, drainage, ecology, arboriculture, archaeology, ground investigations, and landscaping); a housing mix schedule; floorplans/elevation plans; a landscape masterplan; and a layout plan. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application including by undertaking pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant’s Position	Councils Position
						Full Planning Permission (25/03430/FUL) was submitted on 15 September 2025 and was granted on 16 April 2026. The applicant is a developer (Shingler Homes). Conditions are currently being discharged and a Building Control Inspector has been appointed in advance of commencement. The site is being actively marketed by the developer (Shingler Homes) and within this marketing it is specified that properties have already been reserved/are available to reserve: https://www.shinglerhomes.co.uk/developments/bridleways/. This is the latest available evidence, and it is considered unreasonable to suggest the site is not deliverable. The Council considers there is clear evidence that the site is deliverable.
30	SHR057 & SHR177	Site proposed for allocation in the withdrawn Local Plan	Land north of Mytton Oak Road, Shrewsbury	238	At the base date, the site did not have planning permission. A hybrid planning application was pending determination. This was for full permission for 102 dwellings and an 80-bed care home and outline permission for 298 dwellings was submitted in July 2024 and validated on 1st August 2024 (LPA ref: 24/02808/OUT). At the base date, the application was still in the consultation period, which did not end until 17th June 2025. The application was subject to objections. The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A resolution to grant permission was made at committee on 17th June 2025 and the application was approved on 7th July 2025.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/23/00491) in 2023 - as confirmed within the Planning Application Form associated with a planning permission on the site. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development, landscape, archaeology, environmental protection, highways, parking, access, rights of way, drainage & flood risk, and waste management. These discussions were supported by a range of site assessments (including analysis of the site and its context, air quality, transport, landscape & visual, ecology, arboriculture, noise, archaeology, and flood risk); and extensive plans (including a constraints/opportunities plan, housing mix plan, landscaping plan, phasing plan, boundary treatment plan, affordable housing plan, PV/ASHP plan, external surfaces plan, massing plan, parking plan, refuse plan, open space & green infrastructure plan, street hierarchy plan, PROW diversion plan, plot plan, floor/elevation plans, tree protection plan, layout plan, and overarching masterplan). The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the presence of a planning application. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council’s decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council’s housing land supply position. Hybrid Planning Permission (24/02808/OUT) was submitted on 22 July 2024 (before the base date and supported by a range of technical assessments) and granted on 7 July 2025 for 400 dwellings and an 80 bedroom Care Home (Full Planning Permission for 102 dwellings and the 80 bedroom Care Home; and Outline Planning Permission for 298 dwellings). The applicant is a developer (Shropshire Homes).

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant’s Position	Councils Position
						Development has commenced and is actively ongoing. Works undertaken include extensive preparatory works and earthworks, formation of the access and elements of the spine road, completion of around 15 dwellings and significant progression of a number of other dwellings. The site is being actively marketed by the developer (Shropshire Homes): https://www.shropshire-homes.com/shrewsbury/mytton-oak-manor. This is the latest available evidence, and it is considered entirely illogical to suggest a site currently under construction is not deliverable. The Council considers there is clear evidence that the site is deliverable.
31	SHR060, SHR158 and SHR161	Site proposed for allocation in the withdrawn Local Plan	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	75	At the base date, the site did not have planning permission. A planning application had not been made. The Planning Performance Agreement and the details of the pre-application has not been provided. The statements of common ground relied on by the Council were in the context of the Local Plan progressing. For example, SOCG003 states: <i>“It is anticipated that individual planning applications for each of the three landownerships will be submitted upon the adoption of the new Local Plan and the site-wide Masterplan”</i> The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A planning application has not been made. A public consultation took place in summer 2025, after the base date.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes through the promotion of the site, agreement of two statements of common ground (SoCG003 and SoCG018), and ongoing pre-application discussions/other discussions to inform a planning application – facilitated by a Planning Performance Agreement (PPA). For the avoidance of doubt, these discussions and the PPA pre-date the 1 April 2025 base date. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application as illustrated by ongoing pre-application discussions and the presence of a PPA. This was undertaken in the context of the Council’s decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council’s housing land supply position. The scheme has progressed with the site promoter having undertaken periods of public engagement in mid-2025 and mid-2026. Recent publicity confirms the promoter is working with <i>“a housebuilder on a potential first phase of the scheme, with details set to be included in a hybrid proposal for the wider site.”</i> This publicity also confirms ongoing engagement has been undertaken with Shropshire Council in relation to the scheme <i>“following the consultation event we held last year, we have been reviewing the feedback and liaising with Shropshire Council to discuss key elements including education, sports and recreation and design and are now holding a feedback consultation via the website and at a drop in event.”</i> https://www.placemidlands.co.uk/developer-returns-with-1400-home-shrewsbury-extension/ In response to the Inspectors Note, the Council sought further information from the site promoter, which specified on the 24 July 2026: <i>“The site is working towards a hybrid application for circa 1400 dwellings towards the end of 2026 and is currently subject to an ongoing PPA, which commenced in advance of 1st April 2025. The detailed element of the application is for Phase 1 for 350 dwellings, where Persimmon are attached to deliver. In July 2026 the scheme was subject to further and final pre-application public engagement. Given the ongoing and positive progress towards the hybrid application,</i>

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
						<i>which now includes a detailed element for phase 1, it remains the view there is a clear an[d] improved justifications for at least 75 dwelling[s] be included within the Council's five year housing land supply at this stage.</i> These represents further firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Delivery assumptions for the site are precautionary and informed by engagement with the site promoter. The Council therefore remains of the view that assumed timescales and build rates are entirely appropriate – with delivery of dwellings commencing in 2029/30. The Council considers there is clear evidence that the site is deliverable.
32	SHR173	Site proposed for allocation in the withdrawn Local Plan	Land west of Ellesmere Road, Shrewsbury	150	At the base date, the site did not have planning permission. An outline planning application was pending determination. This was for up to 450 dwellings was submitted in March 2022 and validated on 23rd March 2022 (LPA ref: 22/01432/OUT), before the base date. At the base date, the application was still in the consultation period, which did not end until 15th December 2025. The application was subject to objections. The SoCG relied on by the Council was made in the context of the Local Plan progressing and pre-dated it being withdrawn from examination. The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A resolution to grant permission was made at committee on 21st April 2026 but the decision notice has not been issued at the time of writing.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes through the promotion of the site, agreement of a statement of common ground (SoCG012), pre-application discussions in 2021 - as confirmed within the Planning Application Form associated with a current planning application on the site, and through extensive discussions in the context of the current planning application (before and after the base date for this assessment). These discussions demonstrated firm progress being made towards the submission and progression of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the scope of documentation to be submitted, and format of the Masterplan to accompany the application (as detailed within the Planning Application Form for the current planning application). The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Outline Planning Application (22/01432/OUT) was submitted on 23 March 2022 and is now pending decision with a resolution to grant for 450 dwellings reached on 29 April 2026. Preparation of the S106 is now ongoing. Before the base date, extensive site assessment work had been undertaken to inform the Planning Application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the presence of a planning application. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. The Council also remains of the view that assumptions on timescales and build rates are appropriate – with delivery of dwellings commencing in 2028/29.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
						The Council considers there is clear evidence that the site is deliverable.
33	CLV012 & CLV018	Site proposed for allocation in the withdrawn Local Plan	Land at Flemley Park Farm, High Street, Clive	20	At the base date, the site did not have planning permission. A planning application had not been made. The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. Outline planning applications were made in October 2025 and validated on 23rd October 2025 (LPA ref: 25/03979/OUT) and 24th October 2025 (LPA ref: 25/04005/OUT), after the base date. The applications are pending determination at the time of writing. It is not known whether they will be approved.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. These discussions demonstrated firm progress being made towards the submission and progression of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). This was considered when concluding that the site was deliverable at the base date. This was undertaken in the context of the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. Outline Planning Applications (25/03979/OUT and 25/04005/OUT) were submitted on the 23 October 2025 and 24 October 2025 respectively and are now pending consideration on the site for residential development. The Council considers there is clear evidence that the site is deliverable. The Council also remains of the view that assumptions on timescales and build rates are appropriate – with delivery of dwellings commencing in 2028/29.
34	HDL006	Site proposed for allocation in the withdrawn Local Plan	Land south of Wedgefields Close, Hadnall	44	At the base date, the site did not have planning permission. A full application was pending determination. This was for 44 dwellings and was submitted in December 2024 and validated on 10th January 2025 (LPA ref: 24/04834/FUL), before the base date. At the base date, the application was still in the consultation period, which did not end until 23rd December 2025. The application was subject to objections. The application was submitted in the context of the emerging Local Plan progressing. Nevertheless, the proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A resolution to grant permission was made at committee on 9th December 2025 but the decision notice has not been issued at the time of writing.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/22/00620) in 2023 - as confirmed within the Planning Application Form associated with a current planning application. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development, ecology, arboriculture, noise & residential amenity, access & highways, waste management, drainage & flood risk, education, affordable housing, and planning obligations. These discussions were supported by a schedule of the proposed housing mix and a layout plan. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). A Full Planning Application (24/04834/FUL) was submitted on the 24 December 2024 (before the base date) and is pending decision with a resolution to grant for 44 dwellings reached on the site on the 9 December 2025. Drafting of the S106 Legal Agreement is positively progressing. This planning application is supported by a range of site assessments (including a topographical survey, transport statement, flood risk assessment & drainage strategy, landscape & visual appraisal, ecological appraisal & BNG assessment, noise assessment, and arboricultural assessment); a range of site plans; and house type plans (including floorplans & elevations) which were submitted before the base date.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant’s Position	Councils Position
						The Council considers this further demonstrated progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the presence of a planning application. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council’s decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council’s housing land supply position. The applicant is a developer (Cameron Homes). Following the resolution to grant this planning permission, they stated “<i>We are working positively with Severn Trent Water over the timetable for Hadnall’s programmed sewerage upgrade works, to ensure it creates the necessary capacity and enables us to commence construction work. We look forward to finalising the S106 agreement to allow planning permission to be formally issued. We will continue to work alongside officers, councillors and stakeholders to progress with the pre-construction matters to continue to move this development opportunity forward.</i>” https://benews.co.uk/cameron-homes-gets-green-light-for-shropshire-scheme/A 'Grampian' style condition is required, stating “<i>No dwelling shall be occupied before 31st December 2027 and that “a strategy for the phased delivery and occupation of dwellings shall be submitted to and agreed by the Local Planning Authority in consultation with Severn Trent”</i>” having been requested by Severn Trent. This is specifically reflected within delivery timescale assumptions identified by the Council and the developer is proactively engaging with Severn Trent to ensure that they are able to positively respond to this condition. This is the latest available evidence for the site. The Council considers there is clear evidence that the site is deliverable. The Council also remains of the view that assumptions on timescales and build rates are appropriate – with delivery of dwellings commencing in 2028/29.
35	SHA019	Site proposed for allocation in the withdrawn Local Plan	Land between the A53 and Poynton Road, Shawbury	80	At the base date, the site did not have planning permission. A planning application had not been made. The Council relies on pre-application discussions in early 2025 (LPA ref: PREAPP/25/00066. The application form explains that this was made on 26th February 2024. However, the reference indicates this was in 2025. Nevertheless, the details are not known. The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A full planning application for 129 dwellings was submitted in September 2025 and validated on 19th September 2025 (LPA ref: 25/03499/FUL), after the base date.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/25/00066) which commenced on 28 February 2025 and concluded on 27 March 2025 - as confirmed within the Planning Application Form associated with a current planning application. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development, drainage, ecology, green infrastructure, landscape, heritage, trees, and highways. These discussions were supported by a schedule of the proposed housing mix, proposed masterplan, and elevations/floorplans for proposed houses.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant’s Position	Councils Position
					The application is pending determination at the time of writing. It is not known whether it will be approved.	The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and the clear and firm evidence of the site promoters intention to progress a planning application as illustrated by undertaking pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council’s decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council’s housing land supply position. A Full Planning Application (25/03499/FUL) was submitted on the 19 September 2025 and is now pending consideration for 130 dwellings on the site. The applicants include a developer (Shingler Homes). Notably, Full Planning Permission (26/01684/FUL) was recently granted for the formation of an agricultural access, to serve the development proposed within Full Planning Application (25/03499/FUL) and resolve concerns about construction traffic and preparation of the S106 for this site is also progressing. This is the latest available evidence for the site. The Council considers there is clear evidence that the site is deliverable. The Council also remains of the view that assumptions on timescales and build rates are appropriate – with delivery of dwellings commencing in 2027/28.
36	WEM033	Site proposed for allocation in the withdrawn Local Plan	Land off Whitchurch Road, Wem	55	At the base date, the site did not have planning permission. A planning application had not been made. The Council relies on pre-application in 2022. And in 2025. The details of the 2022 pre-application are not known. However, the application form for the planning application states that pre-application was made on 21st May 2025 (LPA ref: PREAP/25/00163), after the base date. This has been appended to the planning statement for the application and states: <i>“While the proposal conflicts with the current development plan, the lack of a five-year housing land supply supports the presumption in favour of sustainable development. The site’s potential for residential use, as indicated in the draft Shropshire Local Plan, and prior assessments, suggest supportive material considerations. However, the loss of agricultural land and its location within a Mineral Safeguarding Area are concerns that need addressing. Overall, the benefits might outweigh the conflicts if sustainable development is achieved and other concerns are mitigated.”</i> The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). These discussions included through the pre-application process (PREAPP/22/00115) in 2022 which considered a range of issues including the principle of the development, layout, scale & design, housing mix, open space, residential amenity, trees & landscaping, highways, ecology, environmental protection, heritage, drainage, education, and developer contributions. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and evidence of the site promoters intention to progress a planning application including by undertaking pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council’s decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
					A full planning application for 55 dwellings was submitted in January 2026 and validated on 23rd January 2026 (LPA ref: 26/00077/FUL), after the base date. The application is pending determination at the time of writing. It is not known whether it will be approved.	withdrawal of the Local Plan from examination, and the Council's housing land supply position. Subsequently, pre-application discussions (PREAPM/25/00163) were undertaken after the base date in 2025 - as confirmed within the Planning Application Form associated with a current planning application. A Full Planning Application (26/00077/FUL) was then submitted on the 9 January 2026 and is now pending consideration for 55 dwellings on the site. The applicant is a developer (Shingler Homes). The Council considers there is clear evidence that the site is deliverable. The Council also remains of the view that assumptions on timescales and build rates are appropriate – with delivery of dwellings commencing in 2028/29.
37	PPW025	Site proposed for allocation in the withdrawn Local Plan	Land north of Tudor House, Prees	35	At the base date, the site did not have planning permission. A planning application had not been made. The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. An outline planning application for up to 35 dwellings was made in August 2025 and validated on 21st August 2025 (LPA ref: 25/02949/OUT), after the base date. The application is pending determination at the time of writing. It is not known whether it will be approved.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/21/00423) in 2022 - as confirmed within the Planning Application Form associated with a current planning application. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development; layout, scale, design, landscaping and open space; residential amenity; highways; ecology; archaeology; conservation; drainage; trees; affordable housing; education; and developer contributions. These discussions were supported by a range of site assessments (including analysis of the site and its context, and ecology); a context plan; topographical plan; boundary treatment plan; and site plan. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work and evidence of the site promoters intention to progress a planning application including by undertaking pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. An Outline Planning Application (25/02949/OUT) was submitted on 11 August 2025 and is now pending decision with a resolution to grant for 35 dwellings reached on 18 February 2026. Drafting of the S106 Legal Agreement is now positively progressing.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
						The Council considers there is clear evidence that the site is deliverable. The Council also remains of the view that assumptions on timescales and build rates are appropriate – with delivery of dwellings commencing in mid 2028/29.
38	WHT014	Site proposed for allocation in the withdrawn Local Plan	Land at Liverpool Road, Whitchurch	67	At the base date, the site did not have planning permission. A planning application had not been made. The Council refers to a pre-application discussion in 2022 (LPA ref: PREAPP/22/00325). The cover letter for the planning application explains this was in June 2022. It is not known what the Council's advice was at that time about the principle of development on this site. However, the proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A full planning application for 67 dwellings was made in July 2025 and validated on 6th August 2025 (LPA ref: 25/02677/FUL), after the base date. The application is pending determination at the time of writing. It is not known whether it will be approved.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/22/00325) in 2022 - as confirmed within the Planning Application Form associated with a current planning application. These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development; layout, scale & design; open space; residential amenity; ecology; drainage; environmental protection; trees & landscaping; heritage; highways; affordable housing; education; and developer contributions. These discussions were supported by a range of site assessments (including of topography, ecology, noise, air quality, flood risk & drainage, site access, and arboriculture); schedule of the proposed housing mix; layout plan; and materials plan. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work evidence of the site promoters intention to progress a planning application including by undertaking pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. A Full Planning Application (25/02677/FUL) was submitted on the 22 July 2025 and is now pending decision with a resolution to grant reached on the 14 July 2026 for 67 dwellings on the site. Drafting of the S106 Legal Agreement is now positively progressing. The applicant is a developer (Persimmon Homes). This is the latest available evidence. The Council considers there is clear evidence that the site is deliverable. The Council also remains of the view that assumptions on timescales and build rates are appropriate – with delivery of dwellings commencing in 2027/28.
39	WHT037 & WHT044	Site proposed for allocation in the withdrawn Local Plan	Land north of Chester Road, Whitchurch	145 in supply. Council accepts 25 deduction.	At the base date, the site did not have planning permission. A planning application had not been made. The Council refers to the pre-application discussions in 2025. The application form for the planning application explains that a pre-application meeting took place and a date for the pre-application was 14th May 2025 – after the base date.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes a pre-application which was submitted on 18 March 2025 and discussions were largely concluded by 14 May 2025 – so ongoing at the base date. As confirmed within the Planning Application Form associated with a current planning application.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
				120 disputed.	The proposals at this greenfield site are contrary to the adopted policies of the development plan. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A full planning application for 200 dwellings was made in July 2025 and validated on 23rd July 2025 (LPA ref: 25/02525/FUL). The application is pending determination at the time of writing. It is not known whether it will be approved. The Council has since removed 25 dwellings from this site in the 5YHLS.	These discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development; layout, scale & design; open space; residential amenity; ecology; drainage; environmental protection; trees & landscaping; heritage; highways; affordable housing; education; and developer contributions. These discussions were supported by a range of site assessments (including of drainage, heritage, ecology, and noise); a schedule of the proposed housing mix; layout plan; and floorplans/elevations plans. The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). When concluding the site was deliverable at the base date, the Council considered the various sources of firm evidence on the progression of site assessment work evidence of the site promoters intention to progress a planning application including ongoing pre-application discussions. These are sources of evidence of deliverability referenced in paragraph 7 of the NPPG (ID68)). This was undertaken in the context of latest available information including the Council's decision at Cabinet on the 12 February 2025 agreeing that the evidence supporting the now withdrawn Local Plan is a material consideration in decision making – including with regard to planning applications on sites that had been proposed for allocation, that this evidence concluded the site was sustainable, the withdrawal of the Local Plan from examination, and the Council's housing land supply position. Full Planning Application (25/02525/FUL) was submitted on the 8 July 2025 and is now pending consideration on this site for 190 dwellings. The applicant is a developer (Castle Green Homes). The Council considers there is clear evidence that the site is deliverable. The Council also consider that assumptions on build timescales and rates are generally appropriate. However, given the Full Planning Application is still to be determined, it is considered that on reflection the 25 dwellings scheduled for 2026/27 should be deducted from the supply (following the required 10% deduction). The Council therefore considers 90 dwellings are deliverable on this site by 31st March 2030.
40	HNN021	SLAA site at 1 st April 2025	Off Netherton Lane, Highley	30	At the base date, this site did not have planning permission or an application pending determination. The Council relies on pre-application discussions which took place in April-June 2024 (LPA ref: PREAPM/24/00008). The planning statement for the application explains that the principle of development was accepted through the pre-application meeting because the site is within the settlement boundary of Highley. Nevertheless, a planning application had not been made at the base date. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. A full planning application for 30 dwellings was submitted to the Council on 26th June 2025, after the base date and is still pending determination, a year later (LPA ref: 25/02161/FUL).	This site was initially identified through the Council's SLAA. Notably, paragraph 7 of the NPPG recognises one mechanism "plan-makers can use" is the "Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites". Within the SLAA the site was identified as suitable, available and achievable. Notably, prior to submission of a Planning Application for the site pre-application discussions (PREAPM/24/00008) were undertaken in April-June 2024 (as confirmed in the Planning Application Form associated with a current Planning Application). These pre-application discussions demonstrated firm progress being made towards the submission of an application – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). Furthermore, the pre-application discussions considered a range of issues including the principle of development, housing quantum & mix, affordable housing, highways, open space/public realm, drainage, and design. These discussions were supported by

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
						information on proposed housing mix, affordable housing, access, open space, and landscaping; and a layout plan. These pre-application discussions directly informed the Full Planning Application and supporting material provided – this was specifically recognised within the applicants Design and Access Statement which states at paragraph 5.4.1 <i>“The project team reviewed the feedback from the Council and has taken this on board when revising the proposals ahead of the submission of this application. This has included improving and revising the layout to provide better delineation of public and private space; further consideration of pedestrian facilities in and around the site; improving the road layout; revising the SUDS features to improve biodiversity value; as well as the relationship between mature trees and proposed dwellings and road infrastructure.”</i> The Council considers this demonstrated firm progress with site assessment work before the base date – a source of evidence of deliverability specifically referenced within paragraph 7 of the NPPG (ID68). The site is currently the subject of a Full Planning Application (25/02161/FUL) for 30 dwellings, which was submitted on 13 June 2025 and upon which the Council has reached a resolution to grant on 2 June 2026. Drafting of the S106 Legal Agreement is now positively progressing. The applicant is a developer (SevenHomes), which is actively promoting the site and indicating their intention to progress its development: https://www.sevenhomes.co.uk/developments-1/netherton-lane. This is the latest available evidence. The Council considers there is clear evidence that the site is deliverable.
41	1	Affordable housing site	Land North East of the Village Hall, Doddington, Hopton Wafers, Shropshire	11	The site does not have planning permission. A hybrid planning application for 11 dwellings (full) and 5 self-build dwellings (outline) was submitted to the Council on 11th April 2023 and is still pending determination. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions in 2020 - as confirmed within the Planning Application Form associated with a current planning application. The site is currently the subject of a Hybrid Planning Application (23/01547/FUL) for 16 dwellings (the five year supply only includes the 11 dwellings subject to the full component of the planning application) which is actively progressing towards a decision. The applicant is a Registered Provider – Shropshire Rural Housing Association. Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
42	2		Mill Lane, Diddlebury	2	The application for 2 net dwellings was submitted after the base date in June 2025 (LPA ref: 25/01873/FUL). It has since been approved on 18th August 2025. This small windfall site where planning permission was approved after the base date are already accounted for in the Council's windfall allowance and should not be included in this category	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
						Full Planning Permission (25/01873/FUL) was granted post 31st March 2025 for replacement of 2 affordable dwellings with 4 affordable dwellings. Whilst this is a windfall site, as it is specifically identified through discussions between the Council's affordable housing enablement team and the site promoter, it was not considered to constitute part of the small site windfall allowance – notably this allowance only applies to years 3-5 of the five year period and it is expected that this site will be delivered in the 2026/27 period (year 2). Development has commenced (July 2026) with the existing properties demolished and the foundations for all plots dug in the same month. The Council considers there is clear evidence that the site is deliverable.
43	3		South of New Wharf Road, Ellesmere	59	The site does not have planning permission. An application on this site was only made and validated in February 2026 (LPA ref: 26/00585/FUL). It is pending determination. It is not known whether it will be approved. At the base date the site did not have planning permission or a planning application pending determination. The site was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Full Planning Application (26/00585/FUL) is now pending consideration for 59 retirement apartments. The applicant is a developer (St Luke's Dukinfield) and there is a Registered Provider (Housing 21) associated with the scheme. The Council considers there is clear evidence that the site is deliverable.
44	4		West of Bridgnorth Road, Highley	53	The site does not have planning permission. This is a greenfield site in the open countryside. The Council refers to pre-application (LPA ref: PREAPM/24/00159), which the application form explains took place on 11th September 2024. The planning statement explains that a full pre-application report had not been received at the time of submission (i.e. 10th February 2025). The planning statement explains that at the pre-application stage, the affordable housing officer could not support the proposals. It states: <i>"The scale of the proposed development and schedule of dwellings is inconsistent with the evidence of need. As of October 2024, there are 53 households on the housing register with a first preference to live in Highley and of these, 39 households have indicated two local connections to the Parish. These households predominately require 1 and 2 bed accommodation) and not the provision outlined on the accompanying plan. Furthermore, our preference is for smaller exception sites (The Type and Affordability of Housing Supplementary Planning Document (SPD) indicates 25 dwellings as being the upper limit) and not on the scale indicated, irrespective of evidence. We would support in principle a small exception site, whereby the housing mix reflects evidence of need in terms of size and tenure of dwellings. We would further suggest a dialogue with the Local Elected Member and the Parish Council is undertaken before further draft proposals are prepared and submitted"</i> Consequently, whilst a full planning application for 53 dwellings was submitted to the Council before the base date on 10th February 2025, at the base date it was not known whether planning permission would be granted for development contrary to the existing development plan.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPM/24/00159) in 2024/25 - as confirmed within the Planning Application Form associated with a current planning application. Full Planning Application (25/00412/FUL) is now pending decision with a resolution to grant for 53 dwellings. The applicant is a developer (Stonebond Properties). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
					It was not deliverable at the base date on 1st April 2025 and should not be included in the 5YHLS. The application is still pending determination, over 1 year later (LPA ref: 25/00412/FUL). It is not known whether it will be approved.	
45	5		North of Hazelwells Road, Highley	24	The site does not have planning permission. This is a greenfield site in the open countryside. The Council states that pre-application took place in 2022 and the application form for the application confirmed that this was in November 2022. Nevertheless, a planning application was not made until 17th April 2025 so it was not known at the base date whether an application would be made given the passage of time since the pre-application. There was not clear evidence to support the inclusion of this site at the base date of 1st April 2025. At the base date, the site did not have planning permission. A full planning application for 24 dwellings was made after the base date and is pending determination.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPP/22/00434) in 2022- as confirmed within the Planning Application Form associated with a current planning application. Full Planning Application (25/01550/FUL) currently pending consideration for 24 dwellings on this site. The applicant is the developer (TC Homes). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
46	6		Land off Kingfisher Way, Morda	20	The site does not have planning permission. At the base date, the Council relies on a pre-application, which it states took place in early 2025. The application form for the application confirms that the pre-application took place on 25th June 2025 (LPA ref: PREAPM/25/00131), after the base date. An application on this site was only made and validated in February 2026 and validated in March 2026 (LPA ref: 26/00772/FUL). It is pending determination. It is not known whether it will be approved. At the base date the site did not have planning permission or a planning application pending determination.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPM/25/00131) in early 2025 - as confirmed within the Planning Application Form associated with a current planning application. Full Planning Application (26/00772/FUL) is now pending decision with a resolution to grant for 20 affordable dwellings. The applicant is a developer (TC Homes) and there is an associated Registered Provider (Wrekin Housing). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
47	7		Cedar Drive, Shrewsbury	38	At the base date, a full planning application for 38 dwellings was pending determination. It had been submitted in October 2024 and validated on 21st November 2024 (LPA ref: 24/04065/FUL). The application was submitted in the context of it being a draft allocation in the now withdrawn Local Plan. The application was subject to objections and the consultation period ended on 30th July 2025. At the base date on 1st April 2025, the site was not deliverable and should not be included in the 5YHLS.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPP/22/00460) in 2022 - as confirmed within the Planning Application Form associated with a current planning application.

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
					The site is located outside of the settlement boundary. It was not known at the base date whether the proposal was acceptable or not. It was subsequently approved on 24th October 2025. It should be removed from the 5YHLS for the reasons set out in section 5 of my proof of evidence.	Full Planning Permission (24/04065/FUL) granted post 31st March 2025 for 38 affordable dwellings. The applicant is a developer (Living Space Housing). Development has commenced. Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
48	8		Land south of Holyhead Road, Bicton	32	At the base date, a full planning application for 32 dwellings was pending determination. It had been submitted in June 2024 and validated on 19th June 2024 (LPA ref: 24/02222/FUL). The application was subject to objections and the consultation period ended on 26th September 2025. It was not known at the base date whether the proposal was acceptable or not. It was subsequently approved on 14th November 2025. It should be removed from the 5YHLS because it was not deliverable at the base date on 1st April 2025.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPP/23/00914) in 2023 - as confirmed within the Planning Application Form associated with a current planning application. Full Planning Permission (24/02222/FUL) granted post 31st March 2025 for 32 dwellings. The applicant is the developer (Morro Partnership Ltd). Development has commenced. Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
49	9		Station Road, Condoover	32	The site does not have planning permission. It was not deliverable at the base date and should not be included in the 5YHLS. The Council relies on pre-application discussions in 2024 (LPA ref: PREAPP/24/00109). The pre-application response (dated 16th May 2024) has been uploaded to the Council's website. It confirms that the proposals at that time were not supported. It states: <i>"Taking into account the comments of consultees and an assessment of the submitted information it is the opinion of Officers that the proposal would not receive planning permission for a development of 20 – 25 dwellings. There may be support if the number of dwellings proposed for the site is reduced to 14 (which may also result in the site area being reduced), and that these are rural exception site dwellings not First Home exception site dwellings."</i> The site was not deliverable at the base date and should not be included in the 5YHLS. An outline planning application has since been made, but it is not known whether it will be approved.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPP/24/00109) in 2024 - as confirmed within the Planning Application Form associated with a current planning application. Outline Planning Application (26/02482/OUT) pending consideration for 32 dwellings. The applicant is the developer (Oakfields Development Ltd). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
50	10		West of Swain Close, Wem	21	The site does not have planning permission. An outline planning application for 21 dwellings was submitted on 25th June 2024 (LPA ref: 24/02314/OUT).	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a).

#	Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellant's Position	Councils Position
					At the base date, the outline planning application was pending determination. This remains the case. It is not known whether it will be approved.	The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Outline Planning Application (24/02314/OUT) was submitted in 2024 and is now pending decision with a resolution to grant for 21 dwellings. The applicant is the developer (Maelor Homes Ltd). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
51	11		Prince William Close, Whitchurch	70	At the base date, the site did not have planning permission or a planning application pending determination. The Council relies on pre-application discussions in 2025. However, the application form for the application confirms that the pre-application took place on 17th June 2025 – after the base date. The application was only submitted after the base date on 26th August 2025 and validated on 11th September 2025. It is pending determination. It is not known whether it will be approved. It should be removed from the 5YHLS because the site was not deliverable at the base date on 1st April 2025.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions in 2025 - as confirmed within the Planning Application Form associated with a current planning application. Full Planning Application (25/03151/FUL) pending consideration for 70 affordable dwellings. There is an associated developer (Gleeson Homes) and Registered Provider (Housing Plus Group). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.

Undisputed Sites (SoCG-HLSA-02)

Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellants Position	Councils Position
21/01136/FUL	Site with planning permission at 1st April 2025	Proposed Residential Development Land To The South Of Chirbury, Shropshire	27	Part of this site is a category b) site in relation to the definition of deliverable. It has outline planning permission. The Appellant does not consider the Council has provided clear evidence for the inclusion of this site in the 5YHLS. In the absence of clear evidence, the site is not deliverable and should be removed from the 5YHLS.	Having engaged with the site developer it is understood that current market conditions are likely to delay progression of the second phase. On this basis, the Council accept that the site is not currently demonstrably deliverable.
22/02949/REM	Site with planning permission at 1st April 2025	Proposed Residential Development Land To The West Of Ellesmere Road, Shrewsbury, Shropshire	9	The permission at this site is for 36 dwellings but the Council's 5YHLS statement includes 45	The Council accepts this was an error and as such a 9 dwelling deduction (before adjustment for the 10% non-delivery allowance) is appropriate.
24/00563/OUT	Site with a resolution to grant permission at 1st April 2025	Stoke Heath Camp, Warrant Road, Stoke Heath, Shropshire	50	This is a category b) site in relation to the definition of deliverable. It has outline planning permission. The Appellant does not consider the Council has provided clear evidence for the inclusion of this site in the 5YHLS.	The Council has undertaken further engagement with the associated development and whilst they remain committed to progressing this site, it is understood that further consideration of approach to development is being undertaken. On this basis, it is considered that insufficient information currently exists to demonstrate that the site is deliverable and it should be removed from the five year housing land supply.
24/04199/PIP	Site with an appeal pending determination at 1st April 2025	Land adjacent to White House, Cooper Lane, Porth-y-waen, Shropshire	6	At the base date, the Council had refused to grant permission in principle (LPA ref: 24/04199/PIP) (on 10 th December 2024), an appeal was lodged (PINS ref: 3358745) and was pending determination. The Council was resisting the appeal. The appeal was subsequently allowed after the base date on 29 th May 2025.	Due to the type of application, the Council accepts that at the base date insufficient information existed to demonstrate that the site is deliverable.
FRD011	Site proposed for allocation in the withdrawn Local Plan	Land adjoining But Lane on A458, Ford	55	As with the other disputed sites which were proposed for allocation in the withdrawn local plan, the proposals at this greenfield site are contrary to the adopted policies of the development plan. A full planning application for 93 dwellings (100% affordable) was submitted in November 2025 and validated on 25 th November 2025 (LPA ref: 25/04301/FUL), after the base date. This led the Council to erroneously conclude that the site was deliverable at 1 st April 2025 when it published the 5YHLS position in March 2026. However, at the base date, the site was not deliverable and a planning application had not been made. The application was refused by the Council on 28 th May 2026 for 8 reasons . The application was determined at a committee meeting on 26 th May 2026 where officers recommended that the application be approved. Members voted against the decision. Reason for refusal 1 states: <i>"The application site lies in an area of open countryside for planning policy purposes and is contrary to the adopted spatial strategy which would result in an incursion into the undeveloped countryside in conflict with CS1, CS5, MD1 and MD7a."</i>	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. As a result, at the baseline the Council considered this site was deliverable. However, as the recent planning application on this site has been refused, the Council agree that the latest available evidence, is currently insufficient evidence to demonstrate that the site is deliverable.

Reference	Category	Site	Disputed 5YHLS (before 10% deduction)	Appellants Position	Councils Position
				This conflict with the adopted development plan is the case for most of the disputed sites that were proposed allocations in the withdrawn plan. The Council subsequently accept this site is not deliverable	

Summary of deductions

In summary, the Appellant concludes that 2,858 dwellings should be removed from sites in the Council’s supply at 1st April 2025, whilst the Council accepts 214 dwellings should be removed from sites in the Council’s supply at 1st April 2025. The above tables summarise the deductions from the following sources:

Table (SoCG-HLSA-03) – Summary of deductions

Source of supply	Appellants Deductions (after 10% allowance)	Council Deductions (after 10% allowance)
Sites with planning permission	404	32
Site with a ‘resolution to grant’ planning permission	45	45
Sites with appeals pending determination at 1 st April 2025	97	6
Allocated sites in the current Local Plan	80	23
Sites proposed for allocation for development within the withdrawn Local Plan	1,879	108
Site identified in the SLAA	27	0
Affordable housing sites	326	0
Total	2,858	214

5YHLS calculations

Table (SoCG-HLSA-04) – Summary of the 5YHLS position at 1st April 2025

	Requirement	Council	Appellant
A	Annual local housing need	2,046	2,046
B	5YHLS requirement without buffer (A X 5)	10,230	10,230
C	5% buffer (5% of B)	512	512
D	5YHLS requirement including buffer (B + C)	10,742	10,742
E	Annual 5YHLS requirement including buffer (D / 5)	2,148	2,148
	Supply		
F	Deliverable supply at 1 st April 2025	9,616	6,972
G	Supply in years (F / E)	4.48	3.25
H	Undersupply against the 5YHLS requirement including buffer (F – D)	-1,126	-3,770