

# Shropshire Council

## Five Year Housing Land Supply Statement

Data to: 31<sup>st</sup> March 2025

Published: 31<sup>st</sup> March 2026



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# 1. Executive Summary

## ***Introduction***

- 1.1. The National Planning Policy Framework (NPPF) specifies Local Planning Authorities are to identify and annually review their housing land supply.<sup>1</sup>
- 1.2. The purpose of this process is to assess whether sufficient deliverable sites are available in a Local Planning Authority area to allow for provision of five years' worth of housing (plus an appropriate buffer), based on the identified housing requirement set out in adopted strategic policies, or against local housing need where strategic policies are more than five years old (unless policies have been reviewed and found up-to-date).
- 1.3. This document summarises the assessment for the five year period from **2025/26 to 2029/30**, undertaken using a cautious and robust methodology which is consistent with national policy and guidance.

## ***Assessment Baseline***

- 1.4. The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and 'made' formal Neighbourhood Plans.
- 1.5. The strategic policies in the adopted Core Strategy (2011) identify an ambitious housing requirement for Shropshire of 27,500 dwellings between 2006 and 2026. The SAMDev Plan (2015) seeks to deliver the housing requirement identified within the Core Strategy (2011).
- 1.6. As the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, consistent with the requirements of the NPPF, this assessment of housing land supply is undertaken in the context of the 'standard methodology' for assessing local housing need.<sup>2</sup>
- 1.7. Utilising the most recently published housing stock and affordability ratio data at the time this five year housing land supply assessment was undertaken and published, the 'standard methodology' calculation results in a local housing need for Shropshire of **2,030 dwellings per annum**.

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<sup>1</sup>MHCLG, (2024), NPPF – Paragraphs 78

<sup>2</sup>MHCLG, (2025), NPPG, Housing and Economic Development Needs Assessments (ID2a), Paragraph 004

## ***Adjustments to the Assessment Baseline***

- 1.8. Once the appropriate 'baseline' for assessing the five year housing land supply is identified, national policy and guidance stipulate two specific adjustments which need to be considered.
- 1.9. The first is an adjustment to account for any **past shortfall** in housing completions. National guidance<sup>3</sup> specifies that where the 'baseline' for assessing the five year housing land supply is:
- a. The housing requirement in an adopted Development Plan, there is a general expectation that any past under-delivery in the plan period would be addressed within the next five year period, unless there is specific justification for an alternative approach.
  - b. Local housing need calculated using the new 'standard methodology', then past under-delivery is embedded within this assessment and as such no specific adjustment is required.
- 1.10. In this instance, the 'baseline' for assessing the five year housing land supply is local housing need calculated using the new 'standard methodology'. As such, consistent with national guidance, **no adjustment** is required to account for any past shortfall in housing completions.
- 1.11. The second is an adjustment to allow for a **buffer** to create choice and competition in the market for land. The NPPF and accompanying guidance<sup>4</sup> stipulate that this buffer (consisting of supply brought forward from later in the plan period) should be 5% unless there has been significant under delivery of housing over the previous three years, in which case it should be increased to 20%.
- 1.12. Latest Housing Delivery Test results<sup>5</sup> indicate that in Shropshire delivery has exceeded need. As such, in this instance a 5% buffer, equating to **508 dwellings**, is appropriate.

## ***Housing Land Supply***

- 1.13. Shropshire Council has undertaken a cautious and robust assessment of the housing land supply in Shropshire. Only the dwellings on a deliverable site that are themselves considered deliverable within the relevant five year period are included within the five year housing land supply.

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<sup>3</sup>MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

<sup>4</sup>MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 013

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

- 1.14. In determining whether dwellings on a site are deliverable, Shropshire Council has applied the definition of deliverable provided within the NPPF: *"sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years..."*.<sup>6</sup>
- 1.15. The methodology utilised for this assessment is documented within the main report of this statement.
- 1.16. In summary, this assessment concludes that deliverable dwellings in Shropshire are located on:
- a. Sites with extant Planning Permission: 31<sup>st</sup> March 2025.
  - b. Sites with extant Prior Approval: 31<sup>st</sup> March 2025.
  - c. Selected sites with 'resolution to grant' Planning Permission at 31<sup>st</sup> March 2025 which are likely to be deliverable within five years.
  - d. Selected sites subject to a Planning Appeal at 31<sup>st</sup> March 2025 which have subsequently been granted Planning Permission and are likely to be deliverable within five years.
  - e. Selected site allocations in the adopted Development Plan without Planning Permission at 31<sup>st</sup> March 2025 likely to be deliverable in five years.
  - f. Selected draft site allocations from the withdrawn Local Plan without Planning Permission at 31<sup>st</sup> March 2025 likely to be deliverable within five years.
  - g. Selected sites from the Strategic Land Availability Assessment (SLAA) without Planning Permission at 31<sup>st</sup> March 2025 likely to be deliverable within five years.
  - h. Selected affordable housing sites including Homes England (HE) funded sites without Planning Permission at 31<sup>st</sup> March 2025 which are likely to be deliverable within five years.
  - i. Windfall sites.
- 1.17. To add further robustness to the assessment, the Council also apply a very cautious assumption that 10% of deliverable dwellings on sites with Planning Permission, Prior Approval, 'resolution to grant' Planning Permission, subject to an approved Planning Appeal, draft allocations from the withdrawn Local Plan, SLAA Sites and emerging affordable housing sites will not be delivered in the five year period.

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<sup>6</sup>MHCLG, (2024), NPPF – Annex 2: Glossary

## **Housing Land Supply Calculation**

- 1.18. The 'baseline' for this assessment of housing land supply is local housing need calculated using Government's 'standard methodology'.
- 1.19. Utilising the most recently published housing stock and affordability ratio data at the time this five year housing land supply assessment was undertaken and published, the 'standard methodology' calculation results in a local housing need for Shropshire of **2,030 dwellings per annum**.
- 1.20. During the five year period from **2025/26 to 2029/30** this equates to a local housing need of **10,150 dwellings**.
- 1.21. **No adjustment** to this 'baseline' is required to account for any **past shortfall** in housing completions, as this is embedded within the new 'standard methodology' for assessing local housing need.
- 1.22. A specific adjustment to this 'baseline' is required to provide a **buffer** to create choice and competition in the market for land. This buffer is 5%, equating to **508 dwellings**.
- 1.23. Table 1 provides a summary of the calculation of the proposed five year housing land requirement:

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

<b>Category</b>		<b>Dwellings</b>
<b>(A) 5 Year Baseline:</b>	<i>2025/26</i>	<i>2,030</i>
	<i>2026/27</i>	<i>2,030</i>
	<i>2027/28</i>	<i>2,030</i>
	<i>2028/29</i>	<i>2,030</i>
	<i>2029/30</i>	<i>2,030</i>
	<b>Total</b>	<b>10,150</b>
<b>(B) Under-Delivery Adjustment:</b>		<b>N/A</b>
<b>(C) Buffer (5%) Adjustment:</b>		<b>508</b>
<b>(D) Total Requirement (A) + (B) + (C):</b>		<b>10,658</b>

- 1.24. The housing land supply consists of deliverable dwellings. In determining whether dwellings on a site are deliverable, Shropshire Council has applied the definition of deliverable provided within the NPPF: "*sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years...*".<sup>7</sup>

<sup>7</sup>MHCLG, (2024), NPPF – Annex 2: Glossary

1.25. Table 2 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, at the 1st April 2025:

**Table 2: Summary of the Deliverable Housing Land Supply (at 1<sup>st</sup> April 2025)**

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	5,965
(B) Dwellings on sites with Prior Approval*	108
(C) Dwellings on selected sites with a 'resolution to grant' Planning Permission*	60
(D) Dwellings on 'live' appeal sites subsequently granted Planning Permission*	97
(E) Dwellings on selected site allocations of the adopted Development Plan*	612
(F) Dwellings on selected draft site allocations from the withdrawn Local Plan*	2,026
(G) Dwellings on selected SLAA Sites*	38
(H) Dwellings on selected emerging affordable housing sites*	326
(I) Dwellings on windfall sites**	598
<b>Total Supply: (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H) + (I)</b>	<b>9,830</b>

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

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

### **Housing Land Supply Conclusion**

1.26. Table 3 brings together the five year housing land requirement and the results of the assessment of the housing land supply considered deliverable within the next five years in Shropshire, at 1<sup>st</sup> April 2025.

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

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

Total Requirement:	10,658
Total Supply:	9,830
<b>Over / Under Provision:</b>	<b>-828</b>
<b>Number of Years Supply:</b>	<b>4.61</b>

1.28. Table 3 demonstrates that despite identifying a very significant supply of deliverable housing land, Shropshire Council has concluded that on the basis of Government's 'standard methodology' for assessing local housing need, it is unable to demonstrate a five year housing land supply.

- 1.29. Specifically, the Council considers that a **4.61 years' supply of deliverable housing land** exists in Shropshire.
- 1.30. Paragraph 11 of the NPPF specifies that in circumstances where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites, a 'presumption in favour of sustainable development' should apply. For decision taking, it specifies that this means:
- "c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."*
- 1.31. Please Note: The sites within the various components of the five year housing land supply at 1<sup>st</sup> April 2025 are included in Appendices A-K of the Shropshire Council: Five Year Housing Land Supply Statement (2025).

## 2. Introduction

- 2.1. The National Planning Policy Framework (NPPF) specifies Local Planning Authorities are to identify and annually review their housing land supply<sup>8</sup>.
- 2.2. The purpose of this process is to assess whether sufficient deliverable sites are available in a Local Planning Authority area to allow for provision of five years' worth of housing (plus an appropriate buffer), based on the identified housing requirement set out in adopted strategic policies, or against local housing need where strategic policies are more than five years old (unless policies have been reviewed and found up-to-date).
- 2.3. This document summarises the assessment for the five year period from **2025/26 to 2029/30**. It has been undertaken using a cautious and robust methodology which is consistent with national policy and guidance.
- 2.4. Data within this assessment is to the 31<sup>st</sup> March 2025, as such the base date for the assessment is 1<sup>st</sup> April 2025.
- 2.5. The statement comprises six main components, these are the:
  - a. Housing land requirement baseline.
  - b. Housing land requirement adjustments.
  - c. Components of the housing land supply.
  - d. Housing land supply calculation.
  - e. Housing land supply conclusion.
  - f. Schedules of sites included within the housing land supply.
- 2.6. In addition, a breakdown of the **housing commitments and completions for settlements with a residential development guideline in the adopted Development Plan** forms an Annexe to this report.
- 2.7. Within all aspects of this assessment, account has been taken of dwellings recorded as completed at the base date (1<sup>st</sup> April 2025) and residential units lost through development schemes, to produce a net figure.
- 2.8. *Please Note: A separate assessment of Gypsy and Traveller accommodation need & requirement is available on the Council website<sup>9</sup>.*

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<sup>8</sup>MHCLG, (2024), NPPF – Paragraphs 78

<sup>9</sup>Shropshire Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2025), <https://next.shropshire.gov.uk/media/nplb3qj1/gypsy-traveller-accommodation-assessment-gtaa-july-2025.pdf>

# 3. Housing Land Requirement Baseline

## ***What is the Baseline***

- 3.1. The NPPF specifies that when undertaking an assessment of housing land supply, it should be *"against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."*<sup>10</sup>

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

- 3.2. The adopted Development Plan for Shropshire consists of the Core Strategy (2011); Site Allocations and Management of Development (SAMDev) Plan (2015); and 'made' formal Neighbourhood Plans.
- 3.3. The strategic policies in the adopted Core Strategy (2011) set out the Council's vision, strategic objectives and broad spatial strategy to guide future development and growth in Shropshire to 2026. A key aspect of this spatial strategy was the identification of an ambitious housing target for Shropshire of **27,500 dwellings between 2006 and 2026** within Policy CS1.
- 3.4. The SAMDev Plan (2015) seeks to deliver the housing requirement identified within the Core Strategy (2011) (as recognised in Policy MD1), through the identification of deliverable sites for housing development and policies to appraise development proposals.
- 3.5. As the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, this assessment of housing land supply is undertaken in the context of local housing need.

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

- 3.6. Government's 'standard methodology' for assessing local housing need is outlined in the National Planning Practice Guidance (NPPG) for Housing and Economic Needs Assessment (ID2a)<sup>11</sup>.
- 3.7. The key distinctions between this 'standard methodology' and that previously utilised are:
- a. The starting point is now existing dwelling stock<sup>12</sup> rather than sub-national household projections. As such, the resultant 'need' is no longer linked to forecasts of population or household change.

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<sup>10</sup>MHCLG, (2024), NPPF – Paragraph 78

<sup>11</sup>MHCLG, (2025), NPPG, Housing and Economic Development Needs Assessments (ID2a)

<sup>12</sup>MHCLG, (2025), NPPG, Housing and Economic Development Needs Assessments (ID2a) – Paragraph 004

- b. An amendment mechanism in response to affordability ratios<sup>12</sup> (difference between median house prices and median workplace-based earnings) is retained. However, the amendment is now:
    - i. Based on the five year average affordability ratio, rather than three year average affordability ratio.
    - ii. Occurs where ratios of greater than 5:1, rather than 4:1 are experienced.
    - iii. For every 1% above the identified ratio, the adjustment is 0.95% rather than 0.25%.
  - c. All caps have been removed.
- 3.8. The NPPG (ID2a) specifies that when utilising the 'standard methodology' with regard to dwelling stock "*the most recent data published at the time should be used*"<sup>13</sup> and with regard to affordability ratio's "*the mean average affordability over the five most recent years for which data is available should be used.*"<sup>13</sup>

### ***Baseline for this Assessment***

- 3.9. Consistent with Government guidance, the calculation of local housing need undertaken for the purpose of this assessment of housing land supply utilises the most recently published housing stock and affordability ratio data at the time this five year housing land supply assessment was undertaken and published.
- 3.10. This assessment results in a local housing need for Shropshire of **2,030 dwellings per annum**.
- 3.11. For comparison, the previous 'standard methodology' resulted in a local housing need for Shropshire of 1,070 dwellings per annum.

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<sup>13</sup>MHCLG, (2025), NPPG, Housing and Economic Development Needs Assessments (ID2a) – Paragraph 004

## 4. Housing Land Requirement Adjustments

### ***Potential Adjustments to Housing Land Requirement Baseline***

- 4.1. Once the appropriate 'baseline' for assessing the five year housing land supply is identified, national policy and guidance stipulate two specific adjustments which need to be considered.
- 4.2. The first is an adjustment to account for any **past shortfall** in housing completions. National guidance<sup>14</sup> specifies that where the 'baseline' for assessing the five year housing land supply is:
  - a. The housing requirement in an adopted Development Plan, there is a general expectation that any past under-delivery in the plan period would be addressed within the next five year period, unless there is specific justification for an alternative approach.
  - b. Local housing need calculated using the new 'standard methodology', then past under-delivery is embedded within this assessment and as such no specific adjustment is required.
- 4.3. The second is an adjustment to create a **buffer** for choice and competition in the market for land. The NPPF and accompanying guidance<sup>15</sup> stipulate that this buffer (consisting of supply brought forward from later in the plan period) should be 5% unless there has been significant under delivery of housing over the previous three years, in which case it should be increased to 20%.
- 4.4. The necessity and level of 'adjustment' required in response to each of these matters is therefore linked to housing delivery.

### ***Adjustments Required in Response to Past Shortfalls***

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

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<sup>14</sup>MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

<sup>15</sup>MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 013

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

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

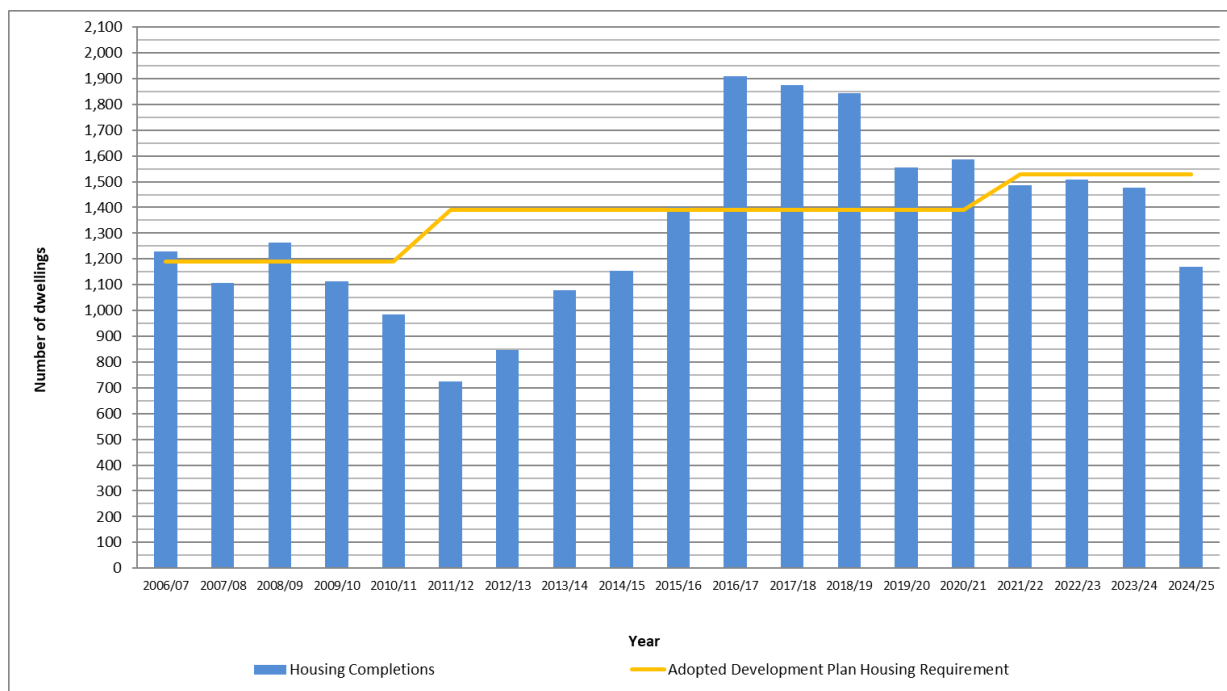
**Table 4: Housing Requirement and Housing Completions in Shropshire (2006/07 - 2024/25)**

Financial Year	Annual Requirement <sup>1</sup>	Housing Completions	Over provision / shortfall	Cumulative provision
2006/07	1,190	1,228	+38	+38
2007/08	1,190	1,106	-84	-46
2008/09	1,190	1,265	+75	+29
2009/10	1,190	1,112	-78	-49
2010/11	1,190	984	-206	-255
2011/12	1,390	724	-666	-921
2012/13	1,390	847	-543	-1,464
2013/14	1,390	1,079	-311	-1,775
2014/15	1,390	1,155	-235	-2,010
2015/16	1,390	1,402	+12	-1,998
2016/17	1,390	1,910	+520	-1,478
2017/18	1,390	1,876	+486	-992
2018/19	1,390	1,843	+453	-539
2019/20	1,390	1,554	+164	-375
2020/21	1,390	1,586	+196	-179
2021/22	1,530	1,485	-45	-224
2022/23	1,530	1,507	-23	-247
2023/24	1,530	1,477	-53	-300
2024/25	1,530	1,169	-361	-661

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

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

**Figure 1: Housing Requirement and Housing Completions in Shropshire (2006/07 - 2024/25)**



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

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

Plan, prevailing market conditions and the rising cost of living, the implications of the Covid 19 pandemic, and geopolitical factors.

- e. In the last year **(2025/26)**, rates reduced significantly. This was influenced by an abnormal number of losses in this year significantly above those normally experienced and market conditions.

- 4.11. This 'pattern' of 'peaks' and 'troughs' is to be expected and is generally reflective of the cycles that occur in the housing market, influenced by a range of known and unknown factors that have and/or will influence housing completion rates in Shropshire in the future (over the short, medium and/or long term).
- 4.12. However, it is apparent that the total level of development achieved over the plan period is generally comparable to that necessary to achieve the housing requirement within the adopted Development Plan (around 2.5% consistency).
- 4.13. **This supports the conclusion that the adopted Development Plan for Shropshire has successfully facilitated the development necessary to achieve the overarching vision, objectives and spatial strategy.**

### ***Adjustments Required to Provide a 'Buffer' to the Supply***

- 4.14. The NPPF specifies that the extent of the buffer (consisting of sites moved forward from later in the plan period) should be:  
*"5% to ensure choice and competition in the market for land; or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply..."<sup>16</sup>*
- 4.15. The footnote to this paragraph of the NPPF explains that 'significant under delivery' *"will be measured against the Housing Delivery Test"<sup>17</sup>* and occurs where this *"indicates that delivery was below 85% of the housing requirement."<sup>17</sup>*
- 4.16. Please Note: The NPPF includes a third buffer criterion, however this is only applicable from 1<sup>st</sup> July 2026. Furthermore, it would not be relevant in this instance as it applies in circumstances where housing land supply is assessed in the context of a housing requirement.

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<sup>16</sup> MHCLG (2024), NPPF – Paragraph 76

<sup>17</sup> MHCLG (2024), NPPF – Footnote 40

## Housing Delivery Test

- 4.17. Government has published guidance on the housing delivery test, including a measurement rule book, which explains how it is calculated.
- 4.18. In summary, the housing delivery test is *"a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three year period"*<sup>18</sup>.
- 4.19. The calculation can therefore be summarised as follows:

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

- 4.20. The guidance then goes on to identify the method for calculating homes delivered and required. In summary:
- a. *"The number of net homes delivered is the National Statistic for net additional dwellings over a rolling 3 year period, with adjustments for net student and net other communal accommodation"*<sup>18</sup>.
  - b. The number of homes required is the lower of:
    - i. *"the latest adopted housing requirement, including any unmet need from neighbouring authorities which forms part of that adopted housing requirement. This requirement will be the stepped housing requirement (or the annual average requirement where there is no stepped requirement)"*<sup>18</sup>, where the housing requirement is less than five years old; **or**
    - ii. *"the minimum annual local housing need figure (and any need from neighbouring authorities which it has been agreed should be planned for, and which has been tested at examination) for that authority calculated with a base date of 1<sup>st</sup> April each year"*<sup>18</sup>.
- 4.21. The most recent Housing Delivery Test measurement is that for 2023, which was published in December 2024.
- 4.22. This 2023 measurement concluded that within Shropshire, over the relevant three years (2020/21, 2021/22 and 2022/23), housing delivery exceeded housing required, with delivery at 142%. It also confirmed that as a result there is no consequence in Shropshire<sup>19</sup>.
- 4.23. This calculation undertaken can be summarised as follows:

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

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<sup>18</sup>MHCLG, (2024), Housing Delivery Test Measurement Rule Book, <https://gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

<sup>19</sup>MHCLG, (2024), Housing Delivery Test, <https://gov.uk/government/collections/housing-delivery-test>

## **Housing Buffer Conclusion**

4.24. The latest Housing Delivery Test data indicates that within Shropshire, housing completions over the last three years have exceeded housing required. **As such, in this instance a 5% buffer, equating to 508 dwellings, is appropriate.**

# 5. Housing Land Supply

## ***Introduction***

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

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

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

5.3. Shropshire Council considers that the most appropriate definition of a dwelling for the purposes of an assessment of housing land supply is that provided and utilised by the Office for National Statistics (ONS) in the context of the national census.

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

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

5.6. This definition of a dwelling is as follows: *"A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address."*<sup>20</sup>.

## **Specialist Housing**

5.7. The term 'specialist housing' can be applied to a range of accommodation types intended to meet the needs of those who need assistance (primarily but not necessarily the elderly). The NPPG on housing for older and disabled people explains that there is *"a significant amount of variability in the types of specialist housing for older people"*<sup>21</sup>. It also

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<sup>20</sup>MHCLG, (2025), Housing Flow Reconciliation,

<https://assets.publishing.service.gov.uk/media/686cfb8d81dd8f70f5de3c58/HFR-Guidance-2024-2025.pdf>

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

provides an indicative list and summary of the categories of specialist housing available. These are:

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

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

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

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

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

*Specialist Housing: Self-Contained Dwellings*

- 5.9. The use-class of specialist housing is often the topic of considerable debate. Specialist housing has in different circumstances been categorised use-class C3, C2, or sui-generis. Ultimately all these forms of specialist housing are considered a form of dwelling/housing, as is apparent throughout the references to it within both NPPF and NPPG (including the NPPG on [housing](#) for older and disabled people).
- 5.10. The use-class assigned to specialist housing is therefore not necessarily a reflection of the type of accommodation provided, being strongly

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

influenced by the level of care and community facilities available. Indeed, the NPPG on housing for older and disabled people specifies that *"When determining whether a development for specialist housing for older people falls within C2 (Residential Institutions) or C3 (Dwellinghouse) of the Use Classes Order, consideration could, for example, be given to the level of care and scale of communal facilities provided."*<sup>23</sup>

- 5.11. Shropshire Council considers that it is most appropriate to apply the definition of a dwelling utilised by ONS and MHCLG when determining if these units of accommodation are dwellings.
- 5.12. Where the units comply with this definition (are self-contained, with their own living space, bedroom, bathroom and kitchen behind their own front door) then they are considered to represent a dwelling(s) for the purpose of this assessment of housing land supply.
- 5.13. The SAMDev Plan Inspector endorsed the approach taken by Shropshire Council in relation to these units, stating within Paragraph 49 of her report that *"It is reasonable to include care home accommodation within the 5 year housing land supply where it is in the form of self-contained units. Shropshire Council has been very cautious in its consideration of which extra care/care home facilities can be included within the supply, giving consideration to the details of a particular scheme rather than simply the description of development which may be misleading"*<sup>24</sup>.

#### *Specialist Housing: Communal Accommodation*

- 5.14. Where specialist housing does not constitute a self-contained dwelling, it is considered to represent communal accommodation. In the past, Shropshire Council did not include such communal accommodation within its housing land supply.
- 5.15. However, in 2018 Shropshire Council commenced consideration of such communal accommodation for the elderly within its housing land supply. This is to reflect guidance within the NPPG on Housing Supply and Delivery, which specifies that *"Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market"*<sup>25</sup>.
- 5.16. The NPPG on Housing for Older and Disabled People specifies how such accommodation should be accounted for within the housing land supply,

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

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

<sup>25</sup>MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 026

stating: *“plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data”*<sup>26</sup>.

- 5.17. Currently the average number of adults living in all households is 1.9<sup>27</sup>. As such the calculation of the contribution of completed communal accommodation to total housing supply would be as follows *“net increase in bedrooms in other communal accommodation in local authority divided by average number of adults in households in England”*<sup>27</sup>
- 5.18. For consistency, the NPPG on Housing Supply and Delivery also specifies that *“Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test...”*<sup>28</sup>.
- 5.19. Shropshire Council commenced monitoring consents/completions on other communal accommodation for the elderly from the 2018/19 monitoring period. The contribution that such properties make to the housing completions and housing land supply have been calculated consistent with the NPPG.

## **Student Accommodation**

5.20. The NPPG on Housing Supply and Delivery states *“All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority’s housing land supply based on:*

- *The amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or*
- *The extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.*

*This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students.*

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

<sup>27</sup>MHCLG, (2024), Housing Delivery Test Measurement Rule Book, <https://gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

<sup>28</sup>MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 033

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

Currently the average number of students in student only households is 2.4<sup>30</sup>. As such the calculation of the contribution of completed communal accommodation to total housing supply would be as follows: “net increase in bedrooms in student communal accommodation in local authority divided by average number of students in student only households in England”<sup>30</sup>

5.21. For consistency, the NPPG on Housing Supply and Delivery also specifies that “Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test...”<sup>31</sup>.

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

## **Annexes**

5.23. In conformity with the ONS definition of a dwelling (also utilised by MHCLG), Shropshire Council considers that annexes represent self-contained dwellings where they:

- a. Are self-contained (have their own living space, bedroom, bathroom and kitchen); and
- b. Have their own point of access; and
- c. Are not subject to conditions on occupancy, that restrict a self-contained household from being formed within them<sup>32</sup>.

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

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<sup>29</sup>MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 025

<sup>30</sup>MHCLG, (2024), Housing Delivery Test Measurement Rule Book, <https://gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

<sup>31</sup>MHCLG, (2024), NPPG – Housing Supply and Delivery (ID68), Paragraph 033

<sup>32</sup>MHCLG, (2025), Housing Flow Reconciliation, <https://assets.publishing.service.gov.uk/media/686cfb8d81dd8f70f5de3c58/HFR-Guidance-2024-2025.pdf>

## **Deliverable Sites**

- 5.25. When reviewing the housing land supply, Shropshire Council is required to undertake an assessment of dwellings on sites to determine if they are deliverable, developable or not currently developable for housing. This then informs consideration of when the site and the dwellings upon it are likely to come forward for development.
- 5.26. Sites to be included within the first five years of the housing land supply should be considered deliverable. The NPPF states that *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years"*<sup>33</sup>.
- 5.27. It is apparent that this is not intended to be an exhaustive list of the types of site which can be considered deliverable and that sites do not need to involve non-major development and have Planning Permission or have detailed Planning Permission to be included within the first five years of the housing land supply. Rather the requirement is that there is clear evidence, through assessment of a site, that concludes that it is **available now**; offers a **suitable location for development now**; and is **achievable** with a realistic prospect that **housing will be delivered** within five years.
- 5.28. For the purposes of this assessment deliverable dwellings are on:
- a. Sites with extant Planning Permission at the 31<sup>st</sup> March 2025.
  - b. Sites with an extant and positive Prior Approval decision at the 31<sup>st</sup> March 2025.
  - c. Selected sites with a resolution to grant Planning Permission as at the 31<sup>st</sup> March 2025 which are likely to be deliverable within five years.

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<sup>33</sup>MHCLG, (2024), NPPF – Annex 2: Glossary

- d. Sites subject to a Planning Appeal at 31st March 2025 subsequently granted Planning Permission which are likely to be deliverable within five years.
- e. Selected site allocations within the adopted Development Plan which are likely to be deliverable within five years.
- f. Selected sites that had been proposed for allocation in the withdrawn Local Plan which are likely to be deliverable within five years.
- g. Selected sites from the Strategic Land Availability Assessment (SLAA) which are likely to be deliverable within five years.
- h. Selected affordable housing sites including Homes England (HE) funded sites which are likely to be deliverable within five years.
- i. Windfall sites.

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

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

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

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

- 5.33. Further variety is created as planning applications can be subject to a Planning Performance Agreement (PPA) which establishes an agreed framework and timescale for their consideration. Also, many planning applications benefit from pre-application discussions, which can enhance the quality of a proposal and reduce timescales for their determination. Information on the Council’s pre-application services is available on the Council website at: <https://next.shropshire.gov.uk/planning-and-development/planning/applications/pre-application-advice/>
- 5.34. The diversity of our settlements is not just about scale, but also their character, appearance, heritage and communities. Development opportunities within our settlements are influenced by these characteristics.
- 5.35. Responding to the variety of residential development that occurs, the different mechanisms available to secure consent for development, and the diversity of our settlements and development opportunities, in identifying standard assumptions for lead-in times, the Council has identified a realistic but cautious time range for each of the key stages.
- 5.36. Table 5 summarises the Council’s standard lead-in time assumptions:

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

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

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

larger sites are Development Plan allocations and benefit from significant amounts of design work, site marketing and discussions with the Council prior to the submission of an application. For instance:

- a. 13/03055/FUL Land at Aston Street, Shifnal (115 dwellings): Decision notice issued on 24th March 2014. Commencement on 7th April 2014. Development completed during 2017/18.
- b. 13/00893/FUL Phase 1 of the Shrewsbury South SUE (291 dwellings): Decision notice issued on 9th May 2014. Commencement on 27th May 2014. Development completed during 2022/23.
- c. 14/01264/FUL Mount Farm, Whitchurch (100 dwellings): Decision notice issued on 23rd December 2014. Commencement on 23rd March 2015. Development completed during 2018/19.
- d. 14/05343/FUL Land West of Ellesmere Road, Shrewsbury (147 dwellings): Decision notice issued on 26th March 2015. Commencement on 15th June 2015. Development completed during 2018/19.
- e. 16/02618/FUL Phase 3 of the Shrewsbury South SUE (159 dwellings): Decision notice issued on 19th December 2016. Commencement on 16th January 2017. Development completed during 2019/20.
- f. 16/05474/FUL Land East of A53, Shrewsbury Road, Shawbury (50 dwellings): Decision notice issued 4th October 2017. Commencement on 21st October 2017. Development completed during 2019/20.
- g. 17/05554/FUL Land to the North of Hall Bank, Pontesbury (86 dwellings): Decision notice issued 10th September 2018. Commencement on 17th September 2018. Development completed during 2021/22.
- h. 21/01748/FUL Land to North of Oteley Road, Shrewsbury (66 bedroom care home): Decision notice issued 9th August 2021. Commencement on 6th October 2021. Development completed during 2022/23.
- i. 20/01957/FUL Land at Churncote, Off Welshpool Road, Shrewsbury (340 dwellings): Decision notice issued 1st March 2022. Commencement on 3rd March 2022. Development ongoing.
- j. 22/03543/FUL Land to the South of Welshpool Road, Shrewsbury (106 dwellings): Decision notice issued on the 7th July 2023. Commencement on the 30th October 2023. Development ongoing.
- k. 23/03843/FUL Land at William Farr House, Shrewsbury (76 dwellings): Decision notice issued on the 12<sup>th</sup> February 2024. Commencement 29<sup>th</sup> March 2024. Development ongoing.

- 5.39. These assumptions represent a cautious assessment of the timescales taken to undertake key stages in the development process such as preparing for and undertaking pre-application discussions; carrying out supporting investigations and surveys; securing Planning Permission; completing Section 106 Legal Agreements; discharging pre-commencement conditions; and undertaking pre-construction works.
- 5.40. Where possible, to increase accuracy of assumptions on lead-in times, they have been further refined through discussions with landowners, land promoters and developers to ensure Shropshire Council can have significant confidence that assumptions for each site are realistic.

### **Build Rates**

- 5.41. Build rates represent the number of dwellings that it is anticipated will be completed on a site, per-annum. Similar to lead-in times, there are a range of factors that will dictate build rates.
- 5.42. To ensure consistency in its assessment, Shropshire Council has identified 'standard' build rates, based on its own monitoring of development activity and feedback from the Shropshire Council Developer Panel (consisting of representatives of the various scales of the development industry operating in Shropshire), which indicated that general build rates on sites in Shropshire are around 30-40 units/year.
- 5.43. Further feedback from the Panel has also indicated that on large sites, build rates can be multiplied to take into consideration that two or more developers (outlets) may be constructing housing units at the same time. Ultimately, it is the experience of many local developers that '*the right site sells well*' in Shropshire.
- 5.44. The Council's 'standard' build rates are summarised in Table 6 below:

**Table 6: 'Standard' Build Rates in Shropshire**

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

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

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

## **Sites with Planning Permission at 31<sup>st</sup> March 2025 (Appendices A and B)**

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

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<sup>34</sup>MHCLG, (2024), NPPF – Annex 2: Glossary

a non-delivery rate to sites with Planning Permission in the housing land supply.

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

### ***Sites with a Prior Approval decision at 31<sup>st</sup> March 2025 (Appendix C)***

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

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

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

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

### ***Sites with a 'resolution to grant' Planning Permission at 31<sup>st</sup> March 2025 (Appendix D)***

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

- e. The site subject to the Planning Application is for redevelopment of a select number of sustainable brownfield sites.
  - f. The site subject to the Planning Application had a 'resolution to grant' Planning Permission subject to completion of a S106 Legal Agreement at the 31<sup>st</sup> March 2025 and has subsequently been approved.
- 5.64. For the avoidance of doubt, where a proportion of the dwellings on a deliverable site with a 'resolution to grant' Planning Permission are expected to occur beyond the next five years, only the dwellings considered deliverable within the first five years are included within the five year housing land supply.
- 5.65. This robust approach to filtering Planning Applications with a 'resolution to grant', is complemented by the application of a very cautious assumption that 10% of deliverable dwellings on sites with a 'resolution to grant' Planning Permission will not be delivered in the five year period.
- 5.66. **Please Note: Inclusion of sites with a 'resolution to grant' Planning Permission within this assessment of housing land supply is without prejudice to the Plan making process or completion of the S106 Legal Agreement and final Planning Application decision.**
- 5.67. These sites are identified within Appendix D of this document. For consistency, where a 'resolution to grant' Planning Permission relates to an Outline Planning Application for major development, the sites deliverability has been further documented within this Appendix.

***Sites subject to a Planning Appeal at 31<sup>st</sup> March 2025 subsequently granted Planning Permission (Appendix E)***

- 5.68. In limited instances, Planning Applications for residential development in Shropshire are subject to a Planning appeal. Where this is the case, the Planning Appeal is determined by the Planning Inspectorate.
- 5.69. In reaching their decision, the Planning Inspectorate will generally give consideration to the proposals potential to contribute to housing land supply and housing delivery.
- 5.70. As this is the case, where such Planning Appeals are 'lodged' before the base date for the assessment of housing land supply and the Planning Appeal is subsequently 'allowed', it is considered appropriate to consider whether the dwellings subject to the Planning Appeal are deliverable over the relevant five year period.

- 5.71. In undertaking this assessment, the definition of deliverable within the NPPF is applied. As a result, selected sites subject to a Planning Appeal at 31st March 2025 and subsequently granted Planning Permission have been included in the five year housing supply, as they are considered to be deliverable.
- 5.72. Shropshire Council recognises some development sites can take a number of years to build out. As such, the number of dwellings expected to be completed annually on deliverable sites is informed by the 'standard' assumptions on lead-in times and build rates – refined through proactive discussions with landowners, land promoters and developers where possible.
- 5.73. Where a proportion of the dwellings on a deliverable site with Planning Permission through a Planning Appeal are expected to occur beyond the next five years, only the dwellings considered deliverable within the first five years are included within the five year housing land supply.
- 5.74. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on sites subject to a Planning Appeal at 31st March 2025 that were subsequently granted Planning Permission will not be delivered in the five year period is applied.
- 5.75. These sites and a summary of their suitability, availability and achievability (including viability) is documented within Appendix E of this document.

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

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

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

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

5.79. The status of these SUE's is summarised in Table 7:

**Table 7: Shropshire Sustainable Urban Extensions**

<b>Site Name:</b> Shrewsbury South SUE
<b>Site Location:</b> Shrewsbury
<b>Overview:</b> <ul style="list-style-type: none"><li>• Masterplan prepared for the site and adopted by Shropshire Council.</li><li>• Site subject of comprehensive development in accordance with the adopted masterplan, to include approximately 950 dwellings, employment land and related infrastructure.</li><li>• Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery.</li><li>• Development to be brought forward in coordinated phases.</li></ul>
<b>Residential Phases 1a and 2a of the Shrewsbury South SUE:</b> <ul style="list-style-type: none"><li>• Full Planning Permission (13/00893/FUL) granted in May 2014 for 291 dwellings, with development also commencing in May 2014. Development completed in 2022/23.</li><li>• Full Planning Permission (21/01748/FUL) granted for a 66 bedroom care home in August 2021 (remainder of phase 1), with development commencing in October 2021. Development completed in 2022/23.</li></ul>
<b>Residential Phases 1b, 1c and 2b of the Shrewsbury South SUE:</b> <ul style="list-style-type: none"><li>• Outline Planning Permission (14/04428/OUT) granted for up to 550 dwellings and a 70 bed care home (entirety of phase 2) in June 2015.<ul style="list-style-type: none"><li>-Series of Reserved Matters Permissions for engineering works; construction of access road; construction of attenuation ponds etc granted in March; May; and September 2016. Works subsequently completed.</li><li>-Reserved Matters Permission (17/06149/REM) granted in April 2018 for 164 dwellings. Development completed in 2023/24.</li><li>-Reserved Matters Permission (19/00048/REM) granted in April 2019 for 49 dwellings. Development completed in 2021/22.</li><li>-Reserved Matters Permission (19/04460/REM) granted in March 2020 for 175 dwellings. Development completed in 2023/24.</li><li>-Reserved Matters Permission (19/05470/REM) granted in April 2020 for 162 dwellings. Development completed in 2023/24.</li></ul></li><li>• Alternative Outline Planning Permission (21/02982/OUT) subsequently granted replacing the proposed 70 bedroom Care Home with 35 dwellings (the remaining residential component subject to Outline Planning Permission 14/04428/OUT).<ul style="list-style-type: none"><li>-A Reserved Matters Permission (22/01867/REM) was subsequently granted in August 2022. Development completed in 2024/25.</li></ul></li></ul>
<b>Residential Phase 3 of the Shrewsbury South SUE:</b> <ul style="list-style-type: none"><li>• Full Planning Permission (16/02618/FUL) for 159 dwellings (entirety of phase 3) was approved in December 2016. Development completed in 2019/20.</li></ul>
<b>Wider Development:</b> <ul style="list-style-type: none"><li>• Hybrid Planning Permission (18/04194/FUL) granted on part of the local centre phase 1 site for a food store and specialist housing for older people (Outline Planning Permission applies to the care home and extra-care apartments).<ul style="list-style-type: none"><li>-The food store has been constructed.</li><li>-Reserved Matters Permission (19/04101/REM) subsequently granted for 80 bed Care Home. Development completed in 2022/23.</li><li>-Full Planning Permission (24/01890/FUL) granted for 64 affordable extra-care apartments on the remaining component of this site. Works are ongoing.</li></ul></li><li>• Full Planning Permission (22/04029/FUL) granted for employment development on around 11ha of land on the western employment component of the site. Development ongoing and near completion.</li><li>• Outline Planning Permission (24/02907/OUT) granted post 31<sup>st</sup> March 2025 for up to 226 dwellings on the remainder of the western employment component of the site.</li></ul>

<b>Site Name:</b> Shrewsbury South SUE
<b>Site Location:</b> Shrewsbury
<ul style="list-style-type: none"> <li>• Various Planning Permissions (including 17/05812/FUL, 17/06157/FUL and 22/02389/FUL) granted for phases of employment development on the eastern employment component of the site. Elements have been commenced or completed.</li> <li>• Other development including a garden centre and retail units approved and completed.</li> </ul>
<b>Site Name:</b> Shrewsbury West SUE
<b>Site Location:</b> Shrewsbury
<p><b>Overview:</b></p> <ul style="list-style-type: none"> <li>• Masterplan prepared for the site and adopted by Shropshire Council.</li> <li>• Site to be the subject of a comprehensive development in accordance with the adopted masterplan, to include approximately 750 dwellings, employment, the provision of new Oxon Link Road, and other infrastructure.</li> <li>• The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements.</li> <li>• Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery.</li> <li>• Development to be brought forward in coordinated phases.</li> </ul> <p><b>Residential Phase 1 of the Shrewsbury West SUE:</b></p> <ul style="list-style-type: none"> <li>• Full Planning Permission (20/01957/FUL) granted for 340 dwellings on the first phase of residential development. Development is ongoing.</li> </ul> <p><b>Residential Phase 2 of the Shrewsbury West SUE:</b></p> <ul style="list-style-type: none"> <li>• Full Planning Permission (22/03543/FUL) granted for 106 dwellings. Development is ongoing.</li> </ul> <p><b>Residential Phase 3 of the Shrewsbury West SUE:</b></p> <ul style="list-style-type: none"> <li>• Land is in Shropshire Council ownership. Full Planning Application (24/04563/FUL) pending consideration for 283 dwellings.</li> </ul> <p><b>Health/Care Campus Phase of the Shrewsbury West SUE:</b></p> <ul style="list-style-type: none"> <li>• Development to be implemented in a series of sub-phases. <ul style="list-style-type: none"> <li>-Sub-phase 1 granted Full Planning Permission (14/05707/FUL) for 85 extra-care apartments. Development completed in 2017/18.</li> <li>-Sub-phase 2 granted Full Planning Permission (20/04541/FUL) for 54 extra-care apartments/bungalows as an extension to the existing facility. Development completed in 2023/24.</li> <li>-Sub-phase 3 subject to a Full Planning Application (24/02222/FUL) which is pending consideration for 32 affordable dwellings.</li> <li>-Remaining sub-phases are in Shropshire Council ownership and there is a commitment to bringing them forward for development.</li> </ul> </li> </ul> <p><b>Local Centre:</b></p> <ul style="list-style-type: none"> <li>• Hybrid Planning Application (25/02916/FUL) pending consideration for a supermarket, other retail units and residential development on the entirety of the local centre site. The full component of this application relates to the supermarket and the outline component of this application relates to the wider retail and residential development.</li> </ul> <p><b>Wider Development:</b></p> <ul style="list-style-type: none"> <li>• Full Planning Permission (22/02464/FUL) granted for employment development on the phase 1 employment area.</li> <li>• Other employment phases expected to come forward in due course.</li> </ul>

**Site Name:** Eastern Gateway SUE

**Site Location:** Oswestry

**Overview:**

- Site to be the subject of a comprehensive development, to include approximately 800 dwellings and related infrastructure.
- The site has been in part facilitated by infrastructure improvements funded by the Housing Infrastructure Fund (HIF) - £9.3m granted to Shropshire Council by Homes England for improvements to the nearby Mile End Roundabout, Oswestry, which are now completed.
- Development to be brought forward in coordinated phases - with various phases implemented concurrently.
- To the east of this site is the Oswestry Innovation Park employment allocation. This site will deliver complementary high-quality employment for Oswestry and the surrounding area.

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

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

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

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

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

- Land is in Shropshire Council ownership. Full Planning Application (24/00719/OUT) is pending consideration with a 'resolution to grant' for 89 dwellings.

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

**Other Allocated Sites**

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

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

**Deliverability of Allocations**

5.83. The NPPF states: "*To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.*"

*In particular:*

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

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

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

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<sup>37</sup>MHCLG, (2024), NPPF – Annex 2: Glossary

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

### ***Draft site allocations for development in the withdrawn Local Plan (Appendix G)***

- 5.91. The draft Shropshire Local Plan (2016 – 2038) was submitted to the secretary of state for examination on 3 September 2021.
- 5.92. The secretary of state appointed planning inspectors Louise Crosby MA MRTPI, Elaine Worthington MTP MUED MRTPI IHBC and Nick Palmer BA (Hons) BPI MRTPI to carry out an independent examination of the draft Shropshire Local Plan (2016 – 2038).
- 5.93. Unfortunately, in March 2025 the inspectors concluded in their correspondence (ID48) that due to the amount of additional work required to address their soundness concerns, they were *“unable to apply our discretion in this case to allow the examination to continue.”* As such, they recommended the withdrawal of the draft Shropshire Local Plan or they would prepare their examiners' report finding the draft Shropshire Local Plan unsound.
- 5.94. The council recognised the only options provided by the inspectors resulted in the same outcome, the draft Shropshire Local Plan not proceeding to adoption. As such, in March 2025, officers responded to the inspectors (GC57), indicating there was little choice but to recommend to elected members that the draft Shropshire Local Plan be withdrawn from the examination, subject to Section 27 of the Town and Country Planning Act (as amended).
- 5.95. The decision to withdraw the draft Shropshire Local Plan was subsequently made by Council on the 17<sup>th</sup> July 2025. The draft Shropshire Local Plan was formally withdrawn from examination on the 25<sup>th</sup> July 2025.
- 5.96. Whilst extremely disappointing, the Council considers there remains significant value in the evidence base of the withdrawn Local Plan, both in informing future plan-making and as a material consideration in decision-making.

- 5.97. Within regard to decision-making, this view is consistent with a [decision reached by Shropshire Council's Cabinet](#) on the 12<sup>th</sup> February 2025, where they determined that the evidence base supporting the now withdrawn Local Plan is *"a material consideration in decision making on relevant planning applications, to support the implementation of the presumption in favour of sustainable development. This will include planning applications for new development on sites proposed to be allocated in the submitted version of the Local Plan (2016- 2038)"*<sup>38</sup>.
- 5.98. Through recognition that the **evidence base** (including that related to Green Belt) associated with the withdrawn Local Plan is itself **a material consideration** in the planning application decision making process, including in the context of determining what constitutes sustainable development, this decision enables:
- a. A **pragmatic and consistent approach** to decision-making on proposed allocations within the withdrawn Local Plan.
  - b. Provides **certainty** to all relevant parties (including communities, applicants and decision makers).
  - c. Supports the continued delivery of sustainable development that is **plan-led**.
- 5.99. This decision and the associated approach to the evidence base supporting the withdrawn Local Plan is entirely consistent with the NPPG on Determining a Planning Application (ID21b). This specifies in paragraph 8 that a material consideration is *"one which is relevant to making the planning decision in question (eg whether to grant or refuse an application for planning permission)."*
- 5.100. As such, this decision secures a positive framework which provides the necessary certainty required to conclude that selected proposed allocations in the withdrawn Local Plan are deliverable. The NPPF states *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years."*<sup>39</sup>
- 5.101. In this way, it supplements the Council's current housing supply in a manner which responds to the NPPF and the needs of communities, whilst seeking to avoid inappropriate development in unsustainable locations.

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<sup>38</sup>Shropshire Council (2025), Summary of Decisions Taken By Cabinet on Wednesday 12 February 2025

<sup>39</sup>MHCLG, (2024), NPPF – Annex 2: Glossary

- 5.102. Furthermore, only the numbers of homes that are considered deliverable within five years are counted, which in many cases is considerably less than the sites' full capacity. Deliverability has been informed by 'standard' lead in times and build rates identified for this assessment, refined through pro-active discussions with landowners, land promoters and developers to ensure that Shropshire Council can have significant confidence that assumptions for each site are realistic.
- 5.103. To ensure further robustness, a very cautious assumption that 10% of deliverable dwellings on proposed allocated sites included within the five year housing land supply, will not be delivered in the five year period is applied.
- 5.104. The availability, suitability and achievability (including viability) of proposed allocations is documented within Appendix G.
- 5.105. **Please Note: Inclusion of a proposed allocation within the draft Shropshire Local Plan in the housing land supply is without prejudice to determination of any planning application for the site.**

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

- 5.106. The Strategic Land Availability Assessment (SLAA) is a technical assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. The SLAA considers sites and broad locations for residential development where they are **capable of delivering 5 or more dwellings**. Generally, sites of less than 0.2 hectares are unlikely to achieve these thresholds.
- 5.107. The SLAA was published in late 2018, following a 'call for sites' in early 2017. In excess of 2,000 sites and broad locations were included within the assessment which has informed the draft Shropshire Local Plan.
- 5.108. As the SLAA assessment includes consideration of both sustainability; and the suitability, availability and achievability (including viability) of sites in a manner consistent with the NPPF, it is considered reasonable to include the accepted sites which have an expected yield in the next five years, within the five year housing land supply.
- 5.109. However, to ensure further robustness, a full site by site review has been undertaken of SLAA sites as part of this assessment. Only those where available information provides confidence that the site is deliverable, have they been included within the five year housing land supply. This review included consideration of any updated information regarding site

capacity and build rates - reflecting feedback from relevant site promoters, agents and/or developers.

- 5.110. Applying this cautious approach, only 5 SLAA sites are considered deliverable within the next five years. For the avoidance of doubt, only the dwellings on these deliverable SLAA site that are themselves considered deliverable within the next five years were included within the five year housing land supply.
- 5.111. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on SLAA sites will not be delivered in the five year period is applied.
- 5.112. These sites are identified within Appendix H of this document.
- 5.113. For information, the Council has recently undertaken a 'call for sites' to inform the next iteration of the SLAA. As it is in its early stages, the next iteration of the SLAA has not informed this assessment of housing land supply.
- 5.114. **Please Note: Inclusion of a SLAA site within this assessment of housing land supply is without prejudice to the Plan making process or determination of any planning application for that site.**

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

- 5.115. Policies CS5 and CS11 of the Core Strategy (2011); Policy MD7a of the SAMDev Plan (2015); and the supplementary guidance within the accompanying Type and Affordability of Housing Supplementary Planning Document (SPD), support the provision of affordable housing, including on sites outside settlement development boundaries and in rural hamlets, as an exception to normal planning policies – subject to specific policy requirements.
- 5.116. Furthermore, the Council has consistently enabled such exception sites to come forward over the years, with great success.
- 5.117. A detailed review of affordable housing schemes has been undertaken as part of this assessment. Many of these schemes are included within the list of sites with Planning Permission; sites with a 'resolution to grant' Planning Permission or a site submitted to the SLAA and considered deliverable. However, a limited number of other affordable housing schemes were identified, including those on which applications for Homes England (HE) funding have/will be submitted.

- 5.118. Shropshire Council therefore undertook a further appraisal of these sites. Those which were considered deliverable have been included within the five year housing land supply. For the avoidance of doubt, only dwellings on a deliverable affordable housing site considered deliverable within the next five years were included within the five year housing land supply.
- 5.119. To ensure the robustness of this assessment, a very cautious assumption that 10% of deliverable dwellings on these affordable housing sites will not be delivered in the five year period is applied.
- 5.120. **Please Note:** Shropshire Council has a close working relationship with Affordable Housing providers. This has informed assumptions regarding the deliverability of affordable housing schemes.
- 5.121. It is understood there is a long lead-in process to bring forward affordable housing schemes. It is also recognised that affordable housing schemes subject to HE funding are often subject to specific delivery timescales. This is reflected within assumptions in the timescales for delivery. Consequently, Shropshire Council has confidence regarding the assessment of the deliverability of these sites.
- 5.122. These sites are identified within Appendix I of this document.
- 5.123. **Please Note: Inclusion of an affordable housing site within this assessment of Housing Land Supply is without prejudice to the Plan making process or the determination of any planning application for that site.**

### ***Windfall Sites (Appendix J)***

- 5.124. The NPPF defines windfall sites as "*sites not specifically identified in the development plan.*"<sup>40</sup> Shropshire Council applies this definition when identifying windfall sites.
- 5.125. The NPPF also recognises that the inclusion of a windfall allowance within a housing land supply is appropriate where there is "*compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.*"<sup>41</sup>

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<sup>40</sup>MHCLG (2024), NPPF – Annexe 2: Glossary

<sup>41</sup>MHCLG (2024), NPPF – Paragraph 75

5.126. Dealing with each of these considerations in turn:

### **Strategic Housing Land Availability Assessment**

5.127. The latest Strategic Housing Land Availability Assessment in Shropshire is incorporated into the Council's Strategic Land Availability Assessment<sup>42</sup>.

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

### **Historic Windfall Delivery Rates**

5.129. Best available data on past completions continues to support the importance of windfall sites as an important and appropriate source of supply for residential development.

5.130. Specifically, over the last ten years (2015/16-2024/25), some 9,605 dwellings (net) have been completed on windfall sites in Shropshire (3,234 dwellings on small scale windfall sites of less than 5 dwellings and 6,371 dwellings on medium and large scale windfall sites of 5 or more dwellings).

5.131. This equates to around 61% of total completions achieved within this period (and in each of these ten years windfall completions equated to in excess of 45% of total completions achieved).

5.132. Furthermore, over the same ten year period (2015/16-2024/25), the average number of net dwellings completed on windfall sites equates to some 961 dwellings (net) per annum (**323 dwellings per annum on small scale windfall sites of less than 5 dwellings** and 637 dwellings per annum on medium and large scale windfall sites of 5 or more dwellings).

5.133. These trends support the conclusion that windfall development does and will continue to represent an important part of the housing land supply.

### **Expected Future Trends**

5.134. The adopted Development Plan recognises the importance of windfall residential development in Shropshire and makes allowances for and facilitates the delivery of appropriately located windfall sites (where they accord with the policies within the adopted Development Plan).

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<sup>42</sup>Shropshire Council (2018), Strategic Land Availability Assessment (SLAA), EV106.01, <https://shropshire.gov.uk/media/20822/slaa-strategic-land-availability-assessment-2018-ev10601.pdf>

- 5.135. The importance of windfall residential development in Shropshire is not surprising given that Shropshire is a large rural County containing the Strategic Centre of Shrewsbury; 5 Main Market Towns (Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch); 11 Key Centres (Albrighton, Bishop’s Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem); rural settlements identified as Community Hubs and Community Clusters; hundreds of other rural villages and hamlets; and a significant rural hinterland.
- 5.136. Consequently there is a constant and significant recycling of previously developed land; significant numbers of infill developments; high numbers of conversions of barns and other rural buildings; and high uptake of affordable housing, including under the ‘build your own’ affordable housing scheme (supported by Shropshire Council within Policies CS5 and CS11 of the Core Strategy (2011); MD7a of the SAMDev Plan (2015); and supplementary guidance within the Type and Affordability of Housing SPD).
- 5.137. This supports the conclusion that windfall residential development does and will continue to represent an important part of the housing land supply in Shropshire.

### **Conclusion**

- 5.138. The above factors therefore endorse the inclusion of **a very cautious 299 dwellings per year**, for years 4 and 5 of the five year housing land supply.
- 5.139. For the avoidance of doubt, this allowance is consistent with that concluded within the Council’s Strategic Land Availability Assessment.

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

- 5.140. Often sites that have previously secured Planning Permission where the permission is not subsequently implemented within permitted timescales remain developable. Specifically, in many circumstances the site remains suitable for development and available for development and will be achievable within the proposed plan period.
- 5.141. Consequently, Shropshire Council has undertaken an assessment of sites with capacity for more than five dwellings (as it is anticipated that sites of less than 5 dwellings would be included within the windfall allowance, as identified in Appendix J of this document) in order to determine whether they are suitable for inclusion within the housing land supply.

- 5.142. Ultimately, none of these sites have been included within the five year housing land supply, but a number are considered developable in the longer term. These sites are identified within Appendix K of this document.
- 5.143. **Please Note: Inclusion of a site with a lapsed Planning Permission within this assessment of Housing Land Supply is without prejudice to the Plan making process or the determination of any planning application for that site.**

## 6. Five Year Housing Land Supply Calculation

### ***Shropshire Five Year Housing Land Requirement***

- 6.1. The methodology utilised to identify the five year housing land need is outlined in Chapters 3 and 4 of this document.
- 6.2. In summary, as the strategic policies which establish the housing requirement in the adopted Development Plan are more than five years old, the baseline for this assessment is local housing need calculated using Government’s ‘standard methodology’.
- 6.3. Utilising the most recent data at the time of undertaking and publishing this housing land supply assessment, this ‘standard methodology’ results in a local housing need for Shropshire of **2,030 dwellings per annum**. During the five year period from **2025/26 to 2029/30** this equates to a local housing need of **10,150 dwellings**.
- 6.4. National guidance<sup>43</sup> specifies that when utilising local housing need to assess the five year housing Land Supply, then any past under-delivery is embedded within it. As such, **no specific adjustment** is required with regard to past delivery rates.
- 6.5. The NPPF<sup>44</sup> specifies a buffer, consisting of sites moved forward from later in the plan period, should be included. The extent of this buffer is informed by the results of the housing delivery test. The latest housing delivery test indicates there has been no under-delivery in Shropshire, as such the specific adjustment to provide a buffer to create choice and competition in the market for land is 5%, equating to **508 dwellings**.
- 6.6. Table 8 provides a summary of the calculation of the five year housing land requirement:

**Table 8: Summary of Five Year Housing Land Requirement**

Category	Dwellings	
<b>(A) 5 Year Baseline:</b>	2025/26	2,030
	2026/27	2,030
	2027/28	2,030
	2028/29	2,030
	2029/30	2,030
	<b>Total</b>	<b>10,150</b>
<b>(B) Under-Delivery Adjustment:</b>	<b>N/A</b>	
<b>(C) Buffer (5%) Adjustment:</b>	<b>508</b>	
<b>(D) Total Requirement (A) + (B) + (C):</b>	<b>10,658</b>	

<sup>43</sup>MHCLG, (2024), NPPG, Housing Supply and Delivery (ID68), Paragraph 022

<sup>44</sup>MHCLG, (2024), NPPF – Paragraph 78

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

- 6.7. The methodology utilised to identify the deliverable housing land supply in Shropshire is outlined in Chapter 5 of this document. This methodology is consistent with national policy and guidance.
- 6.8. In particular, when determining whether dwellings on a site are deliverable, Shropshire Council has applied the definition of deliverable provided within the NPPF: *"sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years..."*.<sup>45</sup>
- 6.9. In summary, for the purposes of this assessment deliverable dwellings are located on:
- a. Sites with extant Planning Permission: 31<sup>st</sup> March 2025.
  - b. Sites with extant Prior Approval: 31<sup>st</sup> March 2025.
  - c. Selected sites with 'resolution to grant' Planning Permission at 31<sup>st</sup> March 2025 which are likely to be deliverable within five years.
  - d. Selected sites subject to a Planning Appeal at 31<sup>st</sup> March 2025 which have subsequently been granted Planning Permission and are likely to be deliverable within five years.
  - e. Selected site allocations in the adopted Development Plan without Planning Permission at 31<sup>st</sup> March 2025 likely to be deliverable in five years.
  - f. Selected draft site allocations from the withdrawn Local Plan without Planning Permission at 31<sup>st</sup> March 2025 likely to be deliverable within five years.
  - g. Selected sites from the Strategic Land Availability Assessment (SLAA) without Planning Permission at 31<sup>st</sup> March 2025 likely to be deliverable within five years.
  - h. Selected affordable housing sites including Homes England (HE) funded sites without Planning Permission at 31<sup>st</sup> March 2025 which are likely to be deliverable within five years.
  - i. Windfall sites.
- 1.32. To add further robustness to the assessment, the Council also apply a very cautious assumption that **10% of deliverable dwellings** on sites with Planning Permission, Prior Approval, 'resolution to grant' Planning Permission, subject to an approved Planning Appeal, draft allocations from

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<sup>45</sup>MHCLG, (2024), NPPF – Annex 2: Glossary

the withdrawn Local Plan, SLAA Sites and emerging affordable housing sites will not be delivered in the five year period.

6.10. Table 9 provides a summary of the housing land supply in Shropshire considered deliverable within the next five years, at the 1<sup>st</sup> April 2025:

**Table 9: Summary of the Deliverable Housing Land Supply (at 1<sup>st</sup> April 2025)**

Category	Net Dwellings
(A) Dwellings on sites with Planning Permission*	5,965
(B) Dwellings on sites with Prior Approval*	108
(C) Dwellings on selected sites with a 'resolution to grant' Planning Permission*	60
(D) Dwellings on 'live' appeal sites subsequently granted Planning Permission*	97
(E) Dwellings on selected site allocations of the adopted Development Plan*	612
(F) Dwellings on selected draft site allocations from the withdrawn Local Plan*	2,026
(G) Dwellings on selected SLAA Sites*	38
(H) Dwellings on selected emerging affordable housing sites*	326
(I) Dwellings on windfall sites**	598
<b>Total Supply: (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H) + (I)</b>	<b>9,830</b>

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

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

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

- a. Dwellings on sites with Planning Permission: 6,628 dwellings.
- b. Dwellings on sites with Prior Approval: 120 dwellings.
- c. Dwellings on selected sites with a 'resolution to grant' Planning Permission: 67 dwellings.
- d. Dwellings on sites subject to a Planning Appeal at 31st March 2025 subsequently granted Planning Permission: 108 dwellings.
- e. Dwellings on site allocations for development: 680 dwellings.
- f. Dwellings on selected sites draft allocations for development in the withdrawn Local Plan: 2,251 dwellings.
- g. Dwellings on selected SLAA sites: 42 dwellings.
- h. Dwellings on selected sites seeking Homes England (HE) funding: 362 dwellings.

6.12. The sites which make up the various components of the five year housing land supply at the 1st April 2025 are included within Appendices A-K of this statement.

## 7. Housing Land Supply Conclusion

- 7.1. Table 10 brings together the five year housing land need and the results of the assessment of the housing land supply considered deliverable within the next five years in Shropshire, at 1<sup>st</sup> April 2025.
- 7.2. This assessment of the housing land need and housing land supply has been undertaken using a cautious and robust methodology consistent with national policy and guidance.

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

Total Requirement:	10,658
Total Supply:	9,830
<b>Over / Under Provision:</b>	<b>-828</b>
<b>Number of Years Supply:</b>	<b>4.61</b>

- 7.3. Table 10 demonstrates that despite identifying a very significant supply of deliverable housing land, Shropshire Council has concluded that on the basis of local housing need resulting from the 'standard methodology', it is unable to demonstrate a five year housing land supply.
- 7.4. Specifically, the Council considers that a **4.61 years' supply of deliverable housing land** exists in Shropshire.
- 7.5. Footnotes 7 & 8 and Paragraph 11(d) of the NPPF detail the implications of not having a five year housing land supply for decision-making.
- 7.6. Footnote 8 of the NPPF indicates that where a Council cannot demonstrate a five year supply of deliverable housing sites, the planning policies most important to the decision will be considered out of date.
- 7.7. Paragraph 11(d) of the NPPF states: "*where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."*

- 7.8. Footnote 7 of the NPPF details areas and assets of particular importance when applying Paragraph 11(d) of the NPPF.
- 7.9. Importantly, this does not change the legal principle, set out in Sections 70(2) and 79(4) of the Town and Country Planning Act (1990) (as amended) and section 38(6) of the Planning and Compulsory Purchase Act (2004) (as amended), that decisions on planning applications are governed by the adopted Development Plan read as a whole, unless other material considerations indicate otherwise.
- 7.10. This principle is relevant to those policies of the adopted Development Plan considered 'out of date' as a result of paragraph 11(d) of the NPPF. They still constitute part of the 'starting point' for decision making and as such are to be attributed weight within the decision making process.
- 7.11. Rather paragraph 11(d) of the NPPF invites the decision maker to apply less weight to policies in the adopted Development Plan, and more weight to the presumption in favour of sustainable development, as a significant material consideration, when reaching a decision. It is for this reason that it is commonly referred to as the 'tilted' balance.
- 7.12. Furthermore, the 'tilted' balance maintains the general principle of good planning, in that development should be genuinely sustainable in order to be approved.
- 7.13. Indeed, paragraph 11(d)(ii) of the NPPF, when inviting determination of whether any adverse impacts of granting permission would "*significantly and demonstrably outweigh the benefits*" and conclusions as to whether a proposal is genuinely sustainable directs 'particular regard' to key NPPF policies for:
- a. Directing development to sustainable locations,
  - b. Making effective use of land, and
  - c. Securing well-designed places and providing affordable homes, individually or in combination.

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

# Annex 1. Housing Commitments & Completions

## Commitments and Completions

A1.1. As it is recognised that this is an area of interest for these communities, a summary of the net commitments and completions is provided in Table 11: Market Towns; Table 12: Hubs and Clusters; and Table 13: Wider Rural Area:

**Table 11: Housing Commitments and Completions in Shrewsbury, the Market Towns and Key Centres**

Settlement	Completions (2006/07 – 2024/25)	Sites with Planning Permission or Prior Approval (at 31 <sup>st</sup> March 2025)	Allocations in Adopted Local Plan without Planning Permission (at 31st March 2025)	Proposed Allocations in Withdrawn Local Plan without Planning Permission (at 31st March 2025)
Albrighton	233	153	20	180
Bishop's Castle	132	20	80	0
Bridgnorth	849	614	0	1,050
Broseley	297	36	20	0
Church Stretton	242	65	0	0
Cleobury Mortimer	341	24	125	0
Craven Arms	160	22	325	0
Ellesmere	576	383	0	0
Highley	242	17	0	100
Ludlow	791	617	26	9
Market Drayton	859	305	0	425
Minsterley & Pontesbury	429	31	0	27
Much Wenlock*	172	10	0	120
Oswestry	1,169	844	299	240
Shifnal	1,692	20	0	234
Shrewsbury	7,388	1,467	586	2,454
Wem	486	170	0	205
Whitchurch	888	651	0	437
<b>Total</b>	<b>16,946</b>	<b>5,449</b>	<b>1,481</b>	<b>5,481</b>

\*Settlement Housing Guideline for Much Wenlock over the period 2013/14-2025/26 is established within the Much Wenlock Neighbourhood Plan.

Please Note: The completions and commitments in each of the settlements includes exception development which contributes to the housing requirement for the settlement.

Please Also Note: The figures provided are net.

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

<b>Settlement</b>	<b>Place Plan</b>	<b>Completions (2011/12 – 2024/25)</b>	<b>Sites with Planning Permission or Prior Approval (at 31st March 2025)</b>	<b>Allocations in Adopted Local Plan without Planning Permission (at 31st March 2025)</b>	<b>Proposed Allocations in Withdrawn Local Plan without Planning Permission (at 31st March 2025)</b>
Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)	Bishops Castle	4	6	0	0
Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington	Bishops Castle	9	11	0	0
Bucknell	Bishops Castle	9	6	70	20
Chirbury	Bishops Castle	0	41	0	14
Clun	Bishops Castle	10	1	60	20
Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Meadowtown and Lordstone	Bishops Castle	30	10	0	0
Lydbury North	Bishops Castle	2	3	20	0
Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog.	Bishops Castle	19	11	0	0
Wentnor and Norbury	Bishops Castle	7	1	0	0
Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.	Bishops Castle	15	21	0	45
Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett	Bridgnorth	23	13	0	0
Ditton Priors	Bridgnorth	28	48	0	0
Neenton	Bridgnorth	8	2	0	0

<b>Settlement</b>	<b>Place Plan</b>	<b>Completions (2011/12 – 2024/25)</b>	<b>Sites with Planning Permission or Prior Approval (at 31st March 2025)</b>	<b>Allocations in Adopted Local Plan without Planning Permission (at 31st March 2025)</b>	<b>Proposed Allocations in Withdrawn Local Plan without Planning Permission (at 31st March 2025)</b>
Hopton Wafers and Doddington	Cleobury Mortimer	15	5	0	0
Kinlet, Button Bridge, Button Oak	Cleobury Mortimer	27	11	0	0
Oreton, Farlow and Hill Houses	Cleobury Mortimer	10	6	0	0
Silvington, Bromdon, Loughton and Wheathill	Cleobury Mortimer	10	2	0	0
Stottesdon, Chorley and Bagginswood	Cleobury Mortimer	11	4	0	0
Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak	Craven Arms	24	3	0	0
Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope	Craven Arms	23	15	0	0
Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton	Craven Arms	10	4	0	0
Cockshutt	Ellesmere	46	4	6	0
Dudleston and Street Dinas	Ellesmere	2	1	0	0
Dudleston Heath and Elson	Ellesmere	23	31	0	0
Tetchill, Lee and Whitemere	Ellesmere	23	4	0	0
Welsh Frankton, Perthy, New Marton and Lower Frankton	Ellesmere	31	4	0	0
Welshampton and Lyneal	Ellesmere	33 <sup>A</sup>	6	0	0
Burford	Ludlow	39	3	0	140
Clee Hill	Ludlow	53	4	0	20
Onibury	Ludlow	7	0	8	0

<b>Settlement</b>	<b>Place Plan</b>	<b>Completions (2011/12 – 2024/25)</b>	<b>Sites with Planning Permission or Prior Approval (at 31st March 2025)</b>	<b>Allocations in Adopted Local Plan without Planning Permission (at 31st March 2025)</b>	<b>Proposed Allocations in Withdrawn Local Plan without Planning Permission (at 31st March 2025)</b>
Adderley	Market Drayton	28	6	0	0
Bletchley, Longford, Longslow & Moreton Say	Market Drayton	16	24	0	0
Cheswardine	Market Drayton	6	19	0	0
Childs Ercall	Market Drayton	16	0	0	0
Hinstock	Market Drayton	117	3	0	35
Hodnet	Market Drayton	38	46	0	40
Marchamley, Peplow and Wollerton	Market Drayton	11	7	0	0
Stoke Heath	Market Drayton	7	30	0	0
Woore, Irelands Cross and Pipe Gate	Market Drayton	103	29	0	0
Buildwas	Much Wenlock	12	2	0	0
Gobowen	Oswestry	140 <sup>B</sup>	97	132	25
Kinnerley, Maesbrook, Dovaston and Knockin Heath	Oswestry	66	33	0	18
Knockin	Oswestry	23	6	0	0
Llanyblodwel, Porthywaen, Dolgoch, Llyncllys and Bryn Melyn	Oswestry	8	4	0	0
Llanymynech and Pant	Oswestry	75 <sup>C</sup>	2	32	73
Park Hall, Hindford, Babbinswood and Lower Frankton	Oswestry	109	2	0	0
Ruyton XI Towns	Oswestry	31	3	0	65
Selattyn, Upper, Middle & Lower Hengoed and Pant Glas	Oswestry	25	21	0	0
St Martins	Oswestry	292	21	0	62

<b>Settlement</b>	<b>Place Plan</b>	<b>Completions (2011/12 – 2024/25)</b>	<b>Sites with Planning Permission or Prior Approval (at 31st March 2025)</b>	<b>Allocations in Adopted Local Plan without Planning Permission (at 31st March 2025)</b>	<b>Proposed Allocations in Withdrawn Local Plan without Planning Permission (at 31st March 2025)</b>
Weston Rhyn, Rhoswiell, Wern and Chirk Bank	Oswestry	124	38	0	100
Whittington	Oswestry	132	63	0	0
Albrighton	Shrewsbury	0	1	0	0
Baschurch	Shrewsbury	358	21	0	55
Bayston Hill	Shrewsbury	89	9	0	112
Bicton and Four Crosses	Shrewsbury	6	4	0	15
Bomere Heath	Shrewsbury	74	85	0	0
Dorrington, Stapleton and Conover	Shrewsbury	125	10	15	0
Fitz, Grafton and Newbanks	Shrewsbury	6	7	0	0
Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler	Shrewsbury	54	17	0	0
Hanwood and Hanwood Bank	Shrewsbury	109	1	0	0
Longden, Hook-a-gate, Annscroft, Longden Common and Lower Common/Exfords Green	Shrewsbury	54	18	0	0
Montford Bridge West	Shrewsbury	28	0	0	0
Mytton	Shrewsbury	17	5	0	0
Nesscliffe	Shrewsbury	89	22	0	0
Uffington	Shrewsbury	13	1	0	0
Walford Heath	Shrewsbury	20	1	0	0
Weston Lullingfields, Weston Wharf and Weston Common	Shrewsbury	20	1	0	0
Myddle and Harmer Hill	Wem	60	8	0	0
Shawbury	Wem	86	7	0	80

Settlement	Place Plan	Completions (2011/12 – 2024/25)	Sites with Planning Permission or Prior Approval (at 31st March 2025)	Allocations in Adopted Local Plan without Planning Permission (at 31st March 2025)	Proposed Allocations in Withdrawn Local Plan without Planning Permission (at 31st March 2025)
Prees and Prees Higher Heath	Whitchurch	114 <sup>D</sup>	26 <sup>D</sup>	62	35
Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall	Whitchurch	149	21	18	0
Total		3,401	1,002	423	974

<sup>A</sup>11 completions at 31st March 2025 have been excluded to offset the exclusion of 11 commitments when identifying the SAMDev Housing Requirement.

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

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

<sup>C</sup>42 completions at the 31st March 2024 have been excluded to offset the exclusion of 42 commitments when identifying the SAMDev Housing Requirement.

<sup>D</sup>89 dwellings outstanding (at 2013) on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) were excluded from consideration when identifying the SAMDev Housing Requirement. 44 completions and 71 commitments on Planning Permission 15/05307/REM (Gro Continental Site, Prees) (Outline Consent 09/00111/OUT) removed.

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

**Table 13: Housing Commitments and Completions in the Rural Area**

	Completions (2006/07 – 2024/25)	Sites with Planning Permission or Prior Approval (at 31st March 2025)	Proposed Allocations in Withdrawn Local Plan without Planning Permission (at 31st March 2025)
<b>Wider Rural Area</b>	5,184	951	1,085

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

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

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

Please Note: The figures provided are net.

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

## **Appendix A. Sites with Planning Permission at 31<sup>st</sup> March 2025**

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
10/03008/FUL	Land Off Station Road, Albrighton, WV7 3DS	08/09/2010	9	0	9						9	0
14/03279/FUL	Vacant Units, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3QH	03/11/2015	5	3	2						2	0
16/02725/FUL	Millfields Farm, High House Lane, Albrighton, WV7 3JL	26/09/2016	1	0	1						1	0
19/02376/FUL	Little Whiston Farm, Whiston Cross, Albrighton, Wolverhampton, Shropshire, WV7 3BU	31/01/2020	2	0	2						2	0
21/01754/FUL	Lark Rise, Patshull Lane, Boningale, Albrighton, WV7 3AY	26/01/2022	0	0	0						0	0
21/05943/FUL	Former Weighbridge At Former Mckeand Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA	23/09/2022	1	0	1						1	0
22/00482/FUL	White Ladies Farm Barns, Shackerley Lane, Cosford, Albrighton, Shropshire	19/05/2022	1	0	1						1	0
22/02285/FUL	Proposed Dwelling North Of 68 High Street, Albrighton, Shropshire	29/07/2022	1	0	1						1	0
22/05656/FUL	2A Sandy Lane, Albrighton, Wolverhampton, Shropshire, WV7 3ES	13/03/2023	0	0	0						0	0
23/00116/FUL	Proposed Residential Barn Conversion At Harriots Hayes, Harriots Hayes Lane, Codsall Wood, Shropshire	28/03/2023	1	0	1						1	0
23/00870/FUL	Proposed Residential Development Land To The East Of Shaw Lane, Albrighton, Shropshire	27/10/2023	43	0	43						43	0
23/01288/FUL	Old Donington School, Rectory Road, Albrighton, Wolverhampton, Shropshire, WV7 3EP	16/05/2023	1	0	1						1	0
23/02095/OUT	Proposed Residential Development Land East Of Shaw Lane, Albrighton, Shropshire	28/10/2024	88	0	88			16	36	36	88	0
23/03475/FUL	14 Station Road, Albrighton, Shropshire, WV7 3QG	27/09/2023	3	0	3						3	0
23/04403/FUL	Proposed Residential Development Land South Of Fair Lawn, Albrighton, Shropshire	10/01/2024	2	0	2						2	0
23/05358/FUL	Residential Barn Conversions, Boningale Manor, Holyhead Road, Albrighton, Wolverhampton, Shropshire, WV7 3AT	19/04/2024	3	0	3						3	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/01325/OUT	Proposed Rural Workers Dwelling North Of JK Fresh Produce, Long Lane, Neachley, Shifnal, Shropshire	16/07/2024	1	0	1						1	0
24/01783/REM	Proposed Dwelling North Of 15, Redford Drive, Albrighton, Shropshire	21/06/2024	1	0	1						1	0
BR/APP/FUL/02/0047	Humphreston Hall, Blue House Lane, Albrighton, Wolverhampton	18/03/2002	7	0	7						7	0
10/02043/FUL	Land Adj. Holly Cottage, Worthen, Shrewsbury	06/05/2011	1	0	1						1	0
10/03790/FUL	Gravels Farm, Gravelsbank, Shrewsbury	02/02/2011	0	0	0						0	0
11/00227/FUL	Clunton Mill, Clunton, Craven Arms	24/03/2011	1	0	1						1	0
11/02298/FUL	Land At 34-36 High Street And Sumach, Station Street Bishops Castle	23/12/2011	12	8	4						4	0
11/03098/FUL	Upper House Farm, Hopton Castle, Craven Arms, Shropshire, SY7 0QF	26/03/2018	3	0	3						3	0
11/05208/FUL	New House Farm, Newcastle, Craven Arms	09/08/2012	1	0	1						1	0
12/05180/FUL	9-11 Colebatch, Bishops Castle	01/03/2013	0	0	0						0	0
13/03245/FUL	Betton Farm, Minsterley, Shrewsbury, SY5 0DU	15/06/2016	3	0	3						3	0
13/03455/FUL	Cresswell Farm, Bedstone, Craven Arms, Shropshire, SY7 0BE	02/12/2014	1	0	1						1	0
13/03915/FUL	Church Farm Barns, More, Bishops Castle, SY9 5HH	12/11/2013	1	0	1						1	0
14/00405/FUL	Skelton Bank Farm, Mardu, Craven Arms, Shropshire, SY7 8NH	18/05/2015	1	0	1						1	0
14/03834/REM	Garage House, 1 Garage Mews, Station Street, Bishops Castle, Shropshire, SY9 5AQ	21/10/2014	1	0	1						1	0
15/01470/FUL	Proposed Workshop At Leat Wood, The Bog, Minsterley, Shropshire	03/05/2016	1	0	1						1	0
15/05524/FUL	Farm Buildings South Of White House, Binweston Lane, Binweston, Shropshire	23/06/2016	2	0	2						2	0
16/04729/FUL	Snailbeach Farm, Snailbeach, Shrewsbury, Shropshire, SY5 0LW	10/01/2017	5	0	5						5	0
17/00977/FUL	Proposed Dwelling West Of 13 Bankshead, Shropshire	26/01/2018	1	0	1						1	0
17/01288/FUL	Disused Malt House, Bucknell, Shropshire	12/02/2018	1	0	1						1	0
17/02882/FUL	Proposed Dwelling To The West Of Bank Cottage, Norbury, Shropshire	19/01/2018	1	0	1						1	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
17/03497/REM	Proposed Development Land South Of Woodbatch Road, Bishops Castle, Shropshire	07/12/2017	9	0	9						9	0
17/05405/FUL	North Office Building At Ransford Sawmills, Station Street, Bishops Castle, Shropshire, SY9 5AQ	05/02/2018	2	1	1						1	0
17/05987/FUL	Proposed Dwelling Adjacent Doukel, Bucknell, Shropshire	18/05/2018	4	0	4						4	0
17/06171/FUL	Acton Bank Farm, 13 Brockton, Lydbury North, Shropshire, SY7 8BA	12/12/2019	3	0	3						3	0
18/00226/FUL	The Perrys, Marton, Welshpool, Shropshire, SY21 8JY	26/03/2018	-1	0	-1						-1	0
18/01321/FUL	Proposed Barn Conversions Adjacent Weston House, Binweston Lane, Binweston, Shropshire	25/06/2018	2	0	2						2	0
18/01584/FUL	Proposed Dwelling North Of 7 Chapel Road, Broome Road, Clungunford, Shropshire	30/05/2018	1	0	1						1	0
18/04520/FUL	Storage Unit To The South Of Salop Street, Bishops Castle, Shropshire	11/12/2018	1	0	1						1	0
19/00425/FUL	Proposed Dutch Barn Conversion North Of Oakeley Farm, Bishops Castle, Shropshire	22/03/2019	1	0	1						1	0
19/00463/FUL	Proposed Dwelling To The North Of Shelve, Shropshire	04/04/2019	1	0	1						1	0
19/00755/FUL	Bryncalled Barns, Pentre Hodre, Shropshire, SY7 0BN	28/07/2022	1	0	1						1	0
19/03903/REM	Proposed Residential Development Adj Bird Farm, Worthen, Shropshire	04/11/2019	2	0	2						2	0
19/04211/FUL	Proposed Barn Conversion North Of Meadowtown Farm, Meadowtown, Shropshire	19/12/2019	1	0	1						1	0
19/04551/FUL	Proposed Residential Dwelling, Minsterley, Shropshire	22/01/2020	1	0	1						1	0
20/03203/FUL	2 Union Street, Bishops Castle, Shropshire, SY9 5AJ	26/04/2021	1	0	1						1	0
20/03549/FUL	Proposed Barn Conversions At Cwm Collo, Llanfair Waterdine, Shropshire	12/01/2021	2	0	2						2	0
20/03955/FUL	Ashfield, 17A Aston Rogers, Shrewsbury, Shropshire, SY5 9HQ	02/03/2021	0	0	0						0	0
20/04680/FUL	Proposed Barn Conversion South Of The Vedw, Llanfair Waterdine, Shropshire,	19/04/2021	1	0	1						1	0

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20/04982/FUL	Proposed Dwelling South Of Cedric House, Crows Nest, Snailbeach, Shropshire	01/02/2021	1	0	1						1	0
21/00029/FUL	Proposed Barn Conversion West Of The Stables Inn, Drury Lane, Hopesgate, Shropshire	18/03/2021	1	0	1						1	0
21/00957/FUL	Proposed Dwelling Adjacent 7 And 9 Bentlawnt, Shropshire	18/06/2021	1	0	1						1	0
21/01136/FUL	Proposed Residential Development Land To The South Of Chirbury, Shropshire	05/06/2023	40	0	40						40	0
21/01394/FUL	Proposed Residential Development Land North Of Little Beckjay, Beckjay, Clungunford, Shropshire	24/05/2021	2	0	2						2	0
21/01569/FUL	Proposed Dwelling North East Of 24 Snailbeach, Shropshire	12/10/2022	1	0	1						1	0
21/02038/FUL	Down Farm, Lower Down, Lydbury North, Shropshire, SY7 8BB	04/02/2022	5	0	5						5	0
21/02296/FUL	Proposed Conversion Of Agricultural Buildings At Lower Guilden Down, Guilden Down, Clun, Shropshire	25/11/2021	2	1	1						1	0
21/03326/FUL	Grove Haven, 21 Pennerley, Shrewsbury, Shropshire, SY5 0NE	10/02/2022	1	0	1						1	0
21/04499/FUL	Proposed Barn Conversion At Lagden Farm, Lagden Lane, Colebatch, Shropshire	28/01/2022	1	0	1						1	0
21/05272/FUL	Proposed Residential Dwelling, Acton, Shropshire, SY9 5LA	31/05/2023	1	0	1						1	0
21/05321/REM	Proposed Dwelling East Of 8 The Lyde, Bromlow, Minsterley, Shropshire	25/02/2022	1	0	1						1	0
22/02133/FUL	Titley Farm, Worthen, Shrewsbury, Shropshire, SY5 9JJ	20/07/2022	0	0	0						0	0
22/02463/FUL	Brockton Barn, Lydbury North, Shropshire, SY7 8BA	31/01/2023	1	0	1						1	0
22/02643/REM	Proposed Dwelling NE Of Greenfield Cottage, 7 The Lyde, Bromlow, Minsterley, Shropshire	29/09/2022	1	0	1						1	0
22/03356/FUL	The Old Sawmills, Bedstone, Shropshire	09/01/2023	1	0	1						1	0
22/04610/FUL	The Six Bells Brewery, Church Street, Bishops Castle, Shropshire, SY9 5AA	20/12/2022	2	1	1						1	0

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22/04625/FUL	Proposed Dwelling South East Of The Wyches, Little Worthen, Worthen, Shropshire	16/03/2023	2	0	2						2	0
22/04842/OUT	West Bungalow, Chirbury, Montgomery, Shropshire, SY15 6BH	22/05/2023	1	0	1						1	0
23/00603/FUL	Boars Head Hotel, Church Street, Bishops Castle, Shropshire, SY9 5AE	06/06/2023	1	0	1						1	0
23/00662/FUL	Baron Of Bucknell, Bucknell, Shropshire, SY7 0AH	17/04/2023	1	0	1						1	0
23/01506/FUL	Proposed Agricultural Workers Dwelling SW Of Garbett Hall, Llanfair Waterdine, Shropshire	13/03/2024	1	0	1						1	0
23/01682/REM	Proposed Erection Of Detached Open Market Dwelling, Rowley, Shropshire	13/06/2023	1	0	1						1	0
23/02145/FUL	Land Off Groton Farm Road, Marton, Shropshire	25/04/2024	10	0	10						10	0
23/02435/FUL	Caravan Adjacent Old School House, Shelve, Minsterley, Shropshire, SY5 0JQ	10/08/2023	0	0	0						0	0
23/02897/FUL	Plot 1 White House, Binweston Lane, Binweston, Shropshire	24/08/2023	1	0	1						1	0
23/02899/FUL	Plot 2 White House, Binweston Lane, Binweston, Shropshire	25/08/2023	1	0	1						1	0
23/02923/REM	Great House, Hopton heath, Craven Arms, Shropshire, SY7 0QD	31/08/2023	1	0	1						1	0
23/03000/REM	Land At Pleasant View, Rowley, Shropshire	22/09/2023	1	0	1						1	0
23/03133/FUL	Blackmarsh Cottage, Hemford, Minsterley, Shrewsbury, Shropshire, SY5 0JE	29/09/2023	0	0	0						0	0
23/03198/FUL	Proposed Dwelling To The West Of Broome Road, Clungunford, Shropshire	08/09/2023	1	0	1						1	0
23/03495/FUL	Brunslow Farm, Brunslow, Lydbury North, Shropshire, SY7 8AD	11/10/2023	3	0	3						3	0
23/04140/FUL	Proposed Residential Development Land To The East Of 5 Gravels Bank, Minsterley, Shropshire	01/02/2024	1	0	1						1	0
23/05044/FUL	Proposed Residential Development South East Of Leigh Hall Farm, Minsterley, Shropshire	30/01/2024	5	0	5						5	0
23/05226/FUL	Hare Hill Farm, Edgton, Craven Arms, Shropshire, SY7 8HN	05/03/2024	1	0	1						1	0

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23/05386/REM	Proposed Residential Development Land East Of Plough House Farm Little Worthen, Worthen, Shropshire	02/05/2024	2	0	2						2	0
24/00799/FUL	Proposed Dwelling South Of Meadow Cottage 1A Church Row, Church Road, Clungunford, Shropshire	11/04/2024	1	0	1						1	0
24/01047/REM	Proposed Dwelling North West Of Pleasant View, Rowley, Shropshire, SY59RY	04/07/2024	2	0	2						2	0
24/01056/FUL	Proposed Agricultural Workers Dwelling East Of Upper Farm, Guilden Down, Shropshire	25/06/2024	1	0	1						1	0
24/01680/FUL	Proposed Barn Conversion South Of Greenacres, Plox Green, Minsterley, Shropshire	01/07/2024	1	0	1						1	0
24/02383/FUL	Former Hope C Of E Primary School, Hope, Minsterley, Shrewsbury, Shropshire, SY5 0JB	16/08/2024	2	0	2						2	0
24/02915/FUL	Proposed Dwelling South Of The Miners Arms, Priest Weston, Shropshire	11/09/2024	1	0	1						1	0
24/03666/FUL	The Cottage, Purslow Hall, Purslow, Clunbury, Shropshire, SY7 0HJ	20/11/2024	0	0	0						0	0
24/04594/REM	Proposed Residential Development Land To The South Of Meadowtown, Shropshire	05/02/2025	1	0	1						1	0
25/00060/FUL	Proposed Residential Barn Conversion East Of Hogstow Hall, Stiperstones, Snailbeach, Shropshire	17/02/2025	1	0	1						1	0
25/00256/FUL	Proposed Residential Barn Conversion East Of Dolfawr, Pantglas, Shropshire	03/03/2025	1	0	1						1	0
SS/1/03/14360/F	Hope Farm, Drury Lane, Minsterley, Shrewsbury	29/05/2003	1	0	1						1	0
SS/1/03/14838/F	Adj To Four Winds, Llwyn Road, Clun, Craven Arms	07/10/2003	1	0	1						1	0
SS/1/09/21497/F	34 High Street, Bishops Castle	19/03/2009	1	0	1						1	0
09/03278/FUL	Barn 1 Churchyard Farm, Neenton, Bridgnorth	08/02/2010	1	0	1						1	0
12/02797/FUL	Disused Windmill, Hillside, Ditton Priors, Shropshire	16/05/2014	1	0	1						1	0
14/02771/FUL	Proposed Affordable Dwelling At Hillside, Ditton Priors, Shropshire	01/10/2015	1	0	1						1	0

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15/05277/FUL	Proposed Dwelling To The West Of, Friars Street, Bridgnorth, Shropshire	16/03/2017	1	0	1						1	0
16/01511/REM	Proposed Residential Development To The South Of Church Lane, Bridgnorth, Shropshire	13/06/2016	2	1	1						1	0
16/02158/FUL	Proposed Barn Conversion At Dairy Farm, Cross Lane Head, Bridgnorth, Shropshire	07/11/2016	1	0	1						1	0
16/04806/FUL	Weston House, Weston, Much Wenlock, Shropshire, TF13 6QT	12/12/2016	1	0	1						1	0
18/00143/FUL	9, 10, 11 Lower Forge Cottages, Eardington, Bridgnorth, Shropshire, WV16 5LQ	13/03/2018	-1	0	-1						-1	0
18/00288/FUL	Birchley Farm, Pattingham, Wolverhampton, Shropshire, WV6 7DZ	20/04/2018	5	0	5						5	0
18/03172/FUL	Proposed Development Land East Of Meadowbrook Close, Alveley, Shropshire	22/02/2021	6	0	6						6	0
18/03216/FUL	Redundant Stables At Monkhopton Estate, Monkhopton, Bridgnorth, Shropshire	30/11/2018	3	2	1						1	0
18/03850/FUL	Outbuildings At Manor Farm, Aston Botterell, Bridgnorth, Shropshire, WV16 6QX	12/12/2019	4	0	4						4	0
18/05511/REM	Manor Farm, Monkhopton, Bridgnorth, WV16 6SB	18/03/2019	9	0	9						9	0
18/05861/FUL	Sweyney Cliff House, Coalport, Telford, Shropshire, TF8 7JD	29/03/2019	0	0	0						0	0
19/00502/FUL	Land At Woundale, High Grosvenor, Bridgnorth, Shropshire	13/08/2020	1	0	1						1	0
19/03370/FUL	Proposed Barn Conversions East Of Shropshire Farm, Fenn Green, Alveley, Shropshire	30/10/2019	2	0	2						2	0
19/04020/FUL	27 And 28 Eardington, Bridgnorth, Shropshire, WV16 5JT	06/11/2020	-1	0	-1						-1	0
19/04823/FUL	Middleton Mill, Neenton, Bridgnorth, Shropshire	22/07/2022	1	0	1						1	0
20/01623/FUL	3 High Street, Bridgnorth, Shropshire, WV16 4DB	02/09/2020	2	0	2						2	0
20/01686/CPL	Butts Holding Caravan Site, Alveley, Bridgnorth, Shropshire, WV15 6HZ	04/09/2020	100	18	82	10	15	17	20	20	82	0

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20/02773/FUL	Land North Of 9 Oldbury Wells, Bridgnorth, Shropshire	11/02/2022	1	0	1						1	0
20/03172/FUL	1 Bridge Street, Bridgnorth, Shropshire, WV15 6AF	11/11/2020	3	0	3						3	0
20/03340/FUL	Astley Farm, Alveley, Shropshire, WV15 6ER	06/04/2021	4	0	4						4	0
20/04093/FUL	Former Filling Station, Quatford, Bridgnorth, Shropshire, WV15 6QJ	01/12/2020	2	0	2						2	0
20/05278/FUL	Proposed Conversion Of Outbuildings At Cantreyn, Cantern Bank, Bridgnorth, Shropshire	28/10/2021	2	0	2						2	0
21/00440/FUL	8 Waterloo Terrace, Bridgnorth, Shropshire, WV16 4EG	07/04/2021	1	0	1						1	0
21/01250/FUL	Proposed Residential Barn Conversion North Of The Cleeve, Station Road, Ditton Priors, Shropshire	24/06/2021	1	0	1						1	0
21/02344/FUL	Proposed Affordable Dwelling To The West Of Farmcote Cottage, Upper Farmcote, Claverley, Shropshire	25/05/2022	1	0	1						1	0
21/03533/FUL	The Vogue, Worfield, Bridgnorth, Shropshire, WV15 5NT	08/10/2021	0	0	0						0	0
21/04853/FUL	The Wyches, Chantry Lane, Quatford, Bridgnorth, Shropshire, WV15 6QJ	01/03/2022	0	0	0						0	0
21/05023/OUT	Proposed Residential And Commercial Development Land, Tasley, Bridgnorth, Shropshire	06/03/2024	227	0	227						0	227
21/05611/FUL	Red Hill House, Spoonley Gate, Pattingham, Wolverhampton, WV6 7ED	23/11/2022	1	0	1						1	0
21/05789/FUL	Land South Of Chapel Farm, Lower Netchwood, Monkhopton, Bridgnorth, Shropshire, WV16 6TF	30/06/2022	1	0	1						1	0
22/00392/FUL	Land Off Russell Close, Stanmore, Bridgnorth, Shropshire, WV15 5JG	30/03/2022	2	0	2						2	0
22/00493/FUL	Maypole House, Chesterton, Bridgnorth, Shropshire, WV15 5NX	30/03/2022	1	0	1						1	0
22/01388/FUL	Whitburn Grange Hotel, 35 Salop Street, Bridgnorth, Shropshire, WV16 5BH	08/06/2022	6	0	6						6	0
22/01472/FUL	Former Bridgnorth District Council, Westgate, Bridgnorth, Shropshire, WV16 5AA	07/02/2023	30	0	30						30	0
22/01504/FUL	24 Ludlow Road, Bridgnorth, Shropshire, WV16 5AG	19/08/2022	5	0	5						5	0

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22/03180/FUL	Spring Cottage, Sytch House Green, Claverley, Wolverhampton, Shropshire, WV5 7AL	05/10/2022	1	0	1						1	0
22/04599/FUL	Conversion Of Outbuilding, Manor Farm, Aston Botterell, Bridgnorth, Shropshire	20/12/2022	1	0	1						1	0
22/04889/FUL	Dairy House, Ludstone, Claverley, Wolverhampton, Shropshire, WV5 7DE	30/01/2023	1	0	1						1	0
22/05155/FUL	Land At Bynd Lane, Billingsley, Bridgnorth, Shropshire	06/04/2023	3	0	3						3	0
22/05232/FUL	Clearview, Rushmere, Wootton, Bridgnorth, WV15 6EE	28/02/2023	1	0	1						1	0
22/05737/FUL	Proposed Barn Conversion At Lower Shirlett Farm, Shirlett, Morville, Shropshire	24/03/2023	1	0	1						1	0
23/00204/FUL	Proposed Residential Barn Conversions To The North Of, Halfway House Lane, Eardington, Bridgnorth, Shropshire	30/03/2023	4	0	4						4	0
23/00408/FUL	Proposed Local Needs Dwelling To The North Of Station Road, Ditton Priors, Shropshire	25/03/2024	1	0	1						1	0
23/00640/FUL	The Old Smithy, St Marys Street, Bridgnorth, Shropshire, WV16 4DR	17/05/2023	1	0	1						1	0
23/01105/FUL	Proposed Residential Development Land North Of 8 Salop Street, Bridgnorth, Shropshire	14/06/2023	2	0	2						2	0
23/01819/OUT	Proposed Dwelling North Of The Coach House, Church Lane, Bridgnorth, Shropshire	10/07/2023	1	0	1						1	0
23/01992/FUL	Spring Barn, Glazeley, Bridgnorth, Shropshire, WV16 6AA	19/07/2023	1	0	1						1	0
23/02563/OUT	Proposed Dwelling Adj 32 Ludlow Road, Ludlow Road, Bridgnorth, Shropshire	11/08/2023	1	0	1						1	0
23/02756/FUL	Avebury, Stocking Lane, Nordley, Bridgnorth, Shropshire, WV16 4SY	11/08/2023	0	0	0						0	0
23/03029/FUL	64 St Marys Street, Bridgnorth, Shropshire, WV16 4DR	04/09/2023	1	0	1						1	0
23/03278/FUL	Proposed Bungalow Adjacent 5 Bent Lane, Ditton Priors, Shropshire	18/09/2023	1	0	1						1	0
23/03348/FUL	Lower Netchwood Methodist Chapel, Lower Netchwood, Monkhopton, Bridgnorth, Shropshire	11/09/2023	1	0	1						1	0

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23/03978/FUL	Proposed Dwelling South Of 30 Ludlow Heights, Bridgnorth, Shropshire	30/11/2023	1	0	1						1	0
23/04333/FUL	Cape Of Good Hope, Billingsley, Bridgnorth, Shropshire, WV16 6PG	16/10/2024	4	0	4						4	0
23/04410/FUL	14 Moat Street, Bridgnorth, Shropshire, WV16 4EP	03/01/2024	1	0	1						1	0
23/04463/FUL	Top Pool Barn, Morville, Bridgnorth, Shropshire, WV16 5NB	11/12/2023	1	0	1						1	0
23/04472/FUL	The Haybarn, Hall Close Farm, Alveley, Bridgnorth, Shropshire, WV15 6NG	22/11/2023	1	0	1						1	0
23/04609/FUL	Florence Cottage, Pear Tree Lane, Claverley, Wolverhampton, Shropshire, WV5 7AT	29/01/2024	0	0	0						0	0
23/04666/FUL	Proposed Affordable Dwelling At Land At Highclear, Beaconhill Lane, Monkhopton, Bridgnorth, Shropshire	06/06/2024	1	0	1						1	0
23/05411/FUL	Doley Mill Farm, Doley, Adbaston, Stafford, Staffordshire, ST20 0RQ	30/07/2024	1	0	1						1	0
24/00408/FUL	Proposed Affordable Dwelling East Of 1 Manor Cottages, Glazeley, Bridgnorth, Shropshire	18/07/2024	1	0	1						1	0
24/00699/FUL	Proposed Affordable Dwelling South Of 4 Bent Lane, Ditton Priors, Shropshire	26/11/2024	1	0	1						1	0
24/00949/FUL	Annexe At Peartree Cottage, 12 - 13 Hopstone, Claverley, Shropshire, WV5 7BW	17/07/2024	1	0	1						1	0
24/01103/FUL	Proposed Residential Barn Conversion At Hadleys Farm Barns, Alveley, Shropshire	05/06/2024	1	0	1						1	0
24/01118/FUL	Proposed Affordable Dwelling East Of Harpsford Mill Farm, Ludlow Road, Harpswood, Bridgnorth, Shropshire	09/12/2024	1	0	1						1	0
24/01598/REM	Plots 1 & 7, Proposed Residential And Commercial Development Land, Tasley, Bridgnorth, Shropshire	26/02/2025	323	0	323		25	63	63	63	214	109
24/01630/FUL	Proposed Residential Conversion Of Agricultural Buildings At Catstree, Bridgnorth, Shropshire	27/06/2024	8	0	8						8	0
24/01825/FUL	Proposed Dwelling 14 The Hookfield, Bridgnorth, Shropshire	26/07/2024	1	0	1						1	0
24/02339/FUL	27 Eardington, Bridgnorth, Shropshire, WV16 5JT	08/08/2024	0	0	0						0	0

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24/02359/FUL	Proposed Affordable Dwelling To The North Of Woundale, Bridgnorth, Shropshire	27/01/2025	1	0	1						1	0
24/02471/FUL	The Old Smithy, Village Road, Norton, Shifnal, Shropshire	12/09/2024	1	0	1						1	0
24/02597/FUL	The Oaklands, Lower Rudge, Pattingham, Wolverhampton, Shropshire, WV6 7EB	28/08/2024	0	0	0						0	0
24/02828/FUL	Proposed Residential Development Land To The East Of Derrington Road, Ditton Priors, Shropshire	31/01/2025	44	0	44						44	0
24/03043/FUL	Hare And Hounds, 8 Bernards Hill, Bridgnorth, Shropshire, WV15 5AX	20/09/2024	3	1	1						1	0
24/03048/FUL	Proposed Affordable Dwelling North Of Meadow Cottage, Cwm Head, Church Stretton, Shropshire	14/02/2025	1	0	1						1	0
24/03215/FUL	Glazeley Manor, Glazeley, Bridgnorth, Shropshire, WV16 6AB	09/10/2024	1	0	1						1	0
24/04144/FUL	Proposed Barn Conversions At Lower Lees Farm, Rednal, West Felton, Shropshire	14/01/2025	2	0	2						2	0
24/04353/CPL	Spicers Caravan And Chalet Site, Digbeth Lane, Claverley, Shropshire, WV5 7BP	28/01/2025	36	23	13						13	0
24/04645/FUL	2 Bungalow, Stableford, Bridgnorth, Shropshire, WV15 5LS	29/01/2025	0	0	0						0	0
BR/APP/FUL/06/0247	Adj The Hollies, Griffiths Green, Claverley, Wolverhampton	22/06/2006	1	0	1						1	0
BR/APP/FUL/07/0493	Adj To Stable Cottage, Cliff Road, Bridgnorth	26/07/2007	1	0	1						1	0
BR/APP/FUL/08/0637	Great Oxenbold Farm, Brockton, Much Wenlock	08/06/2009	3	0	3						3	0
14/05409/FUL	Proposed Development Land At Hockley Bank, Park View, Broseley, Shropshire	27/06/2016	1	0	1						1	0
16/00472/FUL	Land Off Fox Lane, Broseley, Shropshire	25/05/2016	1	0	1						1	0
17/01239/FUL	Site at 29 Sycamore Road, Broseley, Shropshire	25/08/2017	1	0	1						1	0
18/04550/FUL	Land Adjoining Padman House, Cape Street, Broseley, Shropshire	30/06/2021	4	0	4						4	0

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19/03639/REM	Proposed Development Land To The East Of Avenue Road, Broseley, Shropshire	13/07/2022	16	0	16						16	0
20/01162/FUL	Development Site Adjacent Stone Lee, Calcutts Road, Jackfield, Shropshire, TF8 7LG	14/10/2020	3	0	3						3	0
20/02093/FUL	Land Adjacent Tynning Cottage, Chapel Lane, Broseley, Shropshire	24/11/2022	1	0	1						1	0
22/00875/FUL	New Dwelling Off Fox Lane, Broseley, Shropshire	06/06/2022	1	0	1						1	0
22/01408/FUL	17 Hockley Road, Broseley, Shropshire, TF12 5HT	26/08/2022	1	0	1						1	0
22/01544/FUL	Land Adj. Valley View, King Street, Broseley, Shropshire, TF12 5NA	23/09/2022	1	0	1						1	0
22/02056/FUL	Development Site Adjacent Stone Lee, Calcutts Road, Jackfield, Shropshire, TF8 7LG	05/04/2024	0	0	0						0	0
22/05561/FUL	Proposed Dwelling South Of Landour, Calcutts Road, Jackfield, Shropshire	21/07/2023	1	0	1						1	0
22/05751/FUL	Proposed Dwelling South Of Ivy House, Pound Lane, Broseley, Shropshire	14/06/2023	1	0	1						1	0
23/00554/FUL	Proposed Development Land To The South Of Fox Lane, Broseley, Shropshire	15/05/2023	1	0	1						1	0
23/01993/FUL	57 And 57A King Street, Broseley, Shropshire, TF12 5NA	30/06/2023	1	0	1						1	0
23/02247/FUL	Monewood House, Ironbridge Road, Broseley, Shropshire, TF12 5AH	14/09/2023	0	0	0						0	0
23/05076/FUL	Comilla, Birchmeadow Road, Broseley, Shropshire, TF12 5LP	19/09/2024	2	0	2						2	0
24/02362/FUL	76 - 76A High Street, Broseley, Shropshire, TF12 5EX	08/08/2024	1	0	1						1	0
10/03321/FUL	Upper Farm, Marshbrook, Church Stretton	21/12/2010	1	0	1						1	0
10/03469/FUL	Frodesley Lane Farm, Acton Burnell, Shrewsbury	05/01/2011	1	0	1						1	0
10/05562/FUL	Woolstaston Hall, Woolstaston, Shrewsbury	07/04/2011	3	0	3						3	0
11/00413/FUL	Top Farm, Leebotwood, Church Stretton	08/04/2011	1	0	1						1	0
12/01801/REM	Adj To Greystones, Longnor, Shrewsbury	23/10/2012	3	0	3						3	0
13/03514/FUL	23 High Street, Church Stretton, Shropshire, SY6 6BX	14/06/2016	3	0	3						3	0

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14/00583/FUL	Boystone Farm, Darby Lane, Wall Under Heywood, Shropshire, SY6 7DT	14/10/2014	1	0	1						1	0
15/03512/FUL	Oak Tree View, Church Preen, Church Stretton, Shrewsbury, Shropshire, SY6 7LH	07/10/2016	1	0	1						1	0
15/04383/FUL	Proposed Dwelling South Of Cargan, All Stretton, Shropshire	13/09/2016	1	0	1						1	0
16/01773/FUL	Proposed Affordable Dwelling North Of Rose Cottage, Longville In The Dale, Shropshire	23/12/2016	1	0	1						1	0
16/02491/REM	The Leasowes, Sandford Avenue, Church Stretton, Shropshire, SY6 7AE	17/01/2018	43	0	43						43	0
16/03562/FUL	Former Cowshed, South Of Hamperley Farm, Hamperley, Shropshire	07/11/2016	1	0	1						1	0
16/05366/FUL	Hall Farm, Picklescott, Shrewsbury, Church Stretton, Shropshire, SY6 6NR	11/04/2018	3	0	3						3	0
18/02012/FUL	Proposed Barn Conversion At Church Farm, Rushbury, Shropshire, SY6 7EB	02/10/2018	1	0	1						1	0
18/02340/FUL	Proposed Barn Conversion NW Of Church Farm, Rushbury, Shropshire	19/09/2018	1	0	1						1	0
18/03355/FUL	Longville Arms, Longville In The Dale, Much Wenlock, Shropshire, TF13 6DT	16/10/2020	1	0	1						1	0
18/03631/FUL	Garages Off Yeld Bank, Church Stretton, Shropshire	28/11/2018	1	0	1						1	0
18/04865/FUL	Agricultural Buildings To The East Of Old Mill Farm, Walkmills, Church Stretton, Shropshire	16/04/2019	1	0	1						1	0
19/03202/FUL	Proposed Residential Development At Crown House, Burway Road, Church Stretton, Shropshire	04/11/2022	14	0	14						14	0
20/01847/FUL	Crimond, 85 Ludlow Road, Church Stretton, SY6 6RA	28/07/2020	0	0	0						0	0
20/02569/FUL	Proposed Local Needs Dwelling To The South Of Hollyhurst, Leebotwood, Shropshire	21/05/2021	1	0	1						1	0
20/04288/FUL	Proposed Local Needs Dwelling, Cardington Moor, Church Stretton, Shropshire	07/10/2021	1	0	1						1	0
21/04818/FUL	Proposed Exception Site Dwelling South Of Alderwood Caravan, Willstone, Cardington, Shropshire, SY6 7HW	09/05/2023	1	0	1						1	0

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21/06016/FUL	Land South Of Plaish Park Farm, Plaish, Church Stretton, Shropshire	17/08/2022	1	0	1						1	0
22/00711/FUL	Hill Farm, Church Stretton, Shropshire, SY6 6LF	11/07/2022	1	0	1						1	0
22/03535/REM	Proposed Agricultural Workers Dwelling SW Of Upper Stanway, Rushbury, Shropshire	30/09/2022	1	0	1						1	0
22/03678/FUL	Bottle And Glass Inn, Picklescott, Church Stretton, Shropshire, SY6 6NR	21/11/2022	1	0	1						1	0
22/04742/FUL	Former Chapel Building, Ludlow Road, Little Stretton, Church Stretton, Shropshire, SY6 6RB	13/01/2023	1	0	1						1	0
22/04872/FUL	Land Adjacent To Manor Farm, Chelmick, Shropshire	29/03/2023	1	0	1						1	0
22/05602/FUL	Magpie Cottage, 24 Shrewsbury Road, Church Stretton, Shropshire, SY6 6JB	01/03/2023	0	0	0						0	0
22/05720/FUL	Manor Farm, East Wall, Shropshire	20/04/2023	5	0	5						5	0
23/00297/FUL	Hope Bowdler Court, Hope Bowdler, Church Stretton, Shropshire, SY6 7DD	09/05/2023	1	0	1						1	0
23/00820/FUL	Barn To The Rear Of Brockhurst, Church Stretton, Shropshire	25/05/2023	1	0	1						1	0
23/01342/FUL	Proposed Affordable Dwelling West Of Cwm Geld, Wall Under Heywood, Shropshire	22/11/2023	1	0	1						1	0
23/01896/FUL	Proposed Affordable Dwelling Adjacent Redcote, Lower Wood, All Stretton, Shropshire	29/01/2024	1	0	1						1	0
23/02414/FUL	Proposed Dwelling To The North Of Hazler Crescent, Church Stretton, Shropshire	02/08/2023	1	0	1						1	0
23/04725/FUL	Concord College, Acton Burnell, Shrewsbury, Shropshire, SY5 7PF	20/05/2024	28	0	28						28	0
23/04853/FUL	Red House Farm, Longville, Much Wenlock, Shropshire, TF13 6ED	20/03/2024	0	0	0						0	0
23/05148/FUL	Proposed Agricultural Workers Dwelling SW Of Walkmills Farm, Walkmills, Church Stretton, Shropshire	24/05/2024	1	0	1						1	0
23/05296/FUL	Hill Cottage, Clive Avenue, Church Stretton, SY6 7BL	16/02/2024	0	0	0						0	0
23/05415/FUL	Proposed Residential Barn Conversions At Denver House, Acton Burnell, Shrewsbury, Shropshire	22/04/2024	3	0	3						3	0

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24/00221/FUL	Bryher, Burway Road, Church Stretton, Shropshire, SY6 6DP	18/03/2024	0	0	0						0	0
24/00991/REM	Residential Development Land Adj Mallabar Lodge, Elms Lane, Little Stretton, Shropshire	03/05/2024	1	0	1						1	0
24/01145/FUL	Proposed Affordable Dwelling South Of Sycamores, Wall Under Heywood, Church Stretton, Shropshire	26/11/2024	1	0	1						1	0
24/02224/FUL	Wenlock Lodge, Acton Scott, Shropshire, SY6 6QN	01/08/2024	1	0	1						1	0
24/02644/FUL	Proposed Affordable Dwelling North Of Frodesley Hall Farm Barns, Frodesley, Shrewsbury, Shropshire	22/10/2024	1	0	1						1	0
24/02805/FUL	Unit 2, Holt Preen Manor Barns, Plaish, Church Stretton, Shropshire, SY6 7HX	14/11/2024	1	0	1						1	0
24/03158/FUL	Proposed Barn Conversion South Of The Home Farm, Longville In The Dale, Shropshire	02/10/2024	1	0	1						1	0
24/03821/FUL	Concord College, Acton Burnell, Shrewsbury, Shropshire, SY5 7PF	13/01/2025	12	0	12						12	0
24/04521/FUL	Smithy Cottage, Lower Wood, All Stretton, Church Stretton, Shropshire, SY6 6LF	30/01/2025	0	0	0						0	0
25/00215/FUL	The Fitness And Nutrition Clinic, Manor Courtyard, Ludlow Road, Little Stretton, Church Stretton, Shropshire, SY6 6RE	26/02/2025	1	0	1						1	0
25/00385/FUL	Proposed Residential Barn Conversion South Of Buckstone Barns, All Stretton, Shropshire	21/03/2025	1	0	1						1	0
SA/08/0678/F	Oaklands Farm, Conover, Shrewsbury	23/07/2008	2	0	2						2	0
SA/08/1295/F	Court House Farm, Gretton, Church Stretton	11/12/2008	3	1	2						2	0
SS/1/07/19587/F	Land At Hall Farm, Longville In The Dale, Much Wenlock	18/07/2007	1	0	1						1	0
10/03236/FUL	Wrickton House Barn, Burwarton, Bridgnorth, Shropshire, WV16 6RS	18/11/2010	1	0	1						1	0
12/00836/FUL	Land At Rose Hill, Cleobury Mortimer, Shropshire, DY14 8JP	19/02/2015	1	0	1						1	0
15/01919/FUL	Land To The Rear Of 41 Furlongs Road, Cleobury Mortimer, Shropshire, DY14 8AR	28/07/2016	12	0	12						12	0

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18/02803/FUL	2 Church Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8BS	07/11/2018	2	0	2						2	0
18/05299/FUL	Proposed Barn Conversion West Of Malt House Farm, Wheathill, Shropshire	24/01/2019	1	0	1						1	0
18/05739/FUL	Proposed Dwellings East Of Doddington, Shropshire	14/08/2019	2	0	2						2	0
18/05835/FUL	Proposed Barn Conversions At Earls Ditton Farm, Earls Ditton, Shropshire	22/02/2019	5	0	5						5	0
20/01201/FUL	Proposed Dwelling East Of 1 Hill Houses, Bridgnorth, Shropshire	29/10/2020	1	0	1						1	0
21/00704/FUL	Proposed Development Land West Of Crown Cottages, Bagginswood, Stottesdon, Shropshire	20/08/2021	1	0	1						1	0
21/01141/FUL	Proposed Dwelling To The North Of, Factory Lane, Oreton, Cleobury Mortimer, Shropshire	27/06/2022	1	0	1						1	0
21/02814/FUL	Proposed Dwelling To The East Of Oreton Cottage, Oreton, Cleobury Mortimer, Shropshire	05/08/2021	1	0	1						1	0
21/05298/FUL	Proposed Residential Development Land Adjacent Ashcroft, Hopton Wafers, Shropshire	19/07/2023	1	0	1						1	0
22/01353/FUL	Proposed Dwelling To The East Of, Oreton Road, Oreton, Cleobury Mortimer, Shropshire	09/02/2023	1	0	1						1	0
22/02477/FUL	Westfield, 12 Ronhill Lane, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8AU	09/08/2022	2	0	2						2	0
22/02563/FUL	18 High Street, Cleobury Mortimer, DY14 8DG	02/08/2022	1	0	1						1	0
22/02990/FUL	Proposed Dwelling, New House Farm, Bagginswood, Stottesdon, Shropshire	21/11/2022	1	0	1						1	0
22/04601/FUL	Proposed Barn Conversion SE Of Titford, Catherton Road, Cleobury Mortimer, Shropshire	21/03/2023	1	0	1						1	0
22/05416/FUL	Proposed Residential Barn Conversion West Of Blundell Farm, Holly Lane, Stottesdon, Shropshire	24/03/2023	1	0	1						1	0
22/05605/FUL	Proposed Affordable Dwelling SE Of Larches Lane Off New Road, Oreton, Cleobury Mortimer, Shropshire	06/07/2023	1	0	1						1	0

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23/00912/FUL	Lyndas Field, Cleobury Mortimer, Shropshire, DY14 9DX	24/05/2024	0	0	0						0	0
23/01033/FUL	1 The Foxholes, Oretton, Cleobury Mortimer, Kidderminster, Shropshire, DY14 0TP	24/07/2023	0	0	0						0	0
23/01267/FUL	Proposed Residential Development Land To The South Of Doddington, Shropshire	27/07/2023	2	0	2						2	0
23/01810/REM	Proposed Residential Development South Of Little Stocks Close, Kinlet, Shropshire	15/05/2020	15	4	11						11	0
23/02560/FUL	Proposed Dwelling North East Of Springfield, Wheathill, Shropshire	31/07/2023	1	0	1						1	0
23/03323/FUL	Proposed Affordable Dwelling West Of Glebe Farm, High Street, Stottesdon, Shropshire	28/02/2024	1	0	1						1	0
23/03550/FUL	Carters Auctioneers, 11 Church Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8BS	01/11/2023	1	0	1						1	0
23/04829/FUL	Proposed Residential Barn Conversion At Coreley Mill Farm, Coreley, Shropshire	17/01/2024	1	0	1						1	0
23/05119/PIP	Cleobury Garage, 15B High Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8DG	26/01/2024	3	0	3						3	0
23/05160/FUL	Proposed Agricultural Workers Dwelling, Land To The East Of Stottesdon, Shropshire	06/02/2025	1	0	1						1	0
23/05285/OUT	Proposed Residential Development Land North Of Boulangerie, New Road, Oretton, Cleobury Mortimer, Shropshire	30/01/2024	1	0	1						1	0
24/00692/REM	Proposed Dwelling SW Of Upper Dudnill Farm, Cleobury Mortimer, Shropshire	17/04/2024	1	0	1						1	0
24/00960/FUL	Proposed Affordable Dwelling On Land At Nash, Shropshire	08/10/2024	1	0	1						1	0
24/01030/OUT	Land South Of Rock Cottage, Oretton, Cleobury Mortimer, Kidderminster, Shropshire	01/07/2024	1	0	1						1	0
24/01654/FUL	Proposed Affordable Dwelling North West Of Tip House Farm, Billingsley, Shropshire	20/01/2025	1	0	1						1	0

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24/02130/FUL	Catsley Cottage, Kinlet, Bewdley, Shropshire, DY12 3AP	06/08/2024	0	0	0						0	0
24/02559/FUL	The Leasowes, Tenbury Road, Cleobury Mortimer, Kidderminster, Shropshire, DY14 0AB	15/01/2025	0	0	0						0	0
24/03182/FUL	Lower Birches, Cleeton St Mary, Kidderminster, Shropshire, DY14 0QS	24/10/2024	0	0	0						0	0
24/04248/FUL	Retail Units At 8 And 9 Talbot Square, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8BQ	15/01/2025	2	0	2						2	0
24/04699/FUL	2 Curdale Close, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8DZ	27/01/2025	-1	0	-1						-1	0
11/03349/FUL	Upper House Farm, Abdon, Craven Arms	14/12/2011	3	0	3						3	0
12/03881/FUL	Land At Hillend Farm, Westhope, Craven Arms, Shropshire	23/01/2014	1	0	1						1	0
15/03350/FUL	Wormsley Barn, Hopton Cangeford, Shropshire	21/12/2015	1	0	1						1	0
16/00804/FUL	Keepers Cottage, 154 Stokesay, Craven Arms, Shropshire, SY7 9AN	15/08/2017	1	0	1						1	0
16/01481/FUL	Proposed Affordable Dwelling NE Of Meadow Cottage, Cwm Head, Church Stretton, Shropshire	20/03/2017	1	0	1						1	0
16/03628/FUL	Former Poultry Unit Site Corfton, Shropshire, SY7 9LD	04/07/2017	7	0	7						7	0
18/02847/FUL	The Grove, Holdgate, Much Wenlock, Shropshire, TF13 6LN	14/08/2018	1	0	1						1	0
20/01195/FUL	Barn Known As Clee View Barn, Munslow, Shropshire	28/10/2020	1	0	1						1	0
20/03100/FUL	Proposed Residential Development Land To The West Of Bache Mill, Diddlebury, Shropshire	01/12/2021	4	3	1						1	0
20/03308/FUL	Proposed Dwelling West Of Blacksmiths Cottage, Broome, Shropshire	13/04/2021	1	0	1						1	0
20/04268/FUL	Little Onny, Horderley, Craven Arms, Shropshire, SY7 8HT	16/08/2022	0	0	0						0	0
21/00179/FUL	Stokesay Castle Hotel, School Road, Craven Arms, SY7 9PE	08/03/2021	4	2	2						2	0
21/02782/FUL	Proposed Affordable Dwelling South Of B4364, Cleedownton, Shropshire	10/06/2022	1	0	1						1	0
21/04391/FUL	Church House, Clee St Margaret, Craven Arms, Shropshire, SY7 9DT	15/02/2022	2	0	2						2	0
21/05031/FUL	6 Corvedale Road, Craven Arms, SY7 9NE	08/12/2021	1	0	1						1	0

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21/05805/FUL	Proposed Affordable Dwelling West Of Cold Weston, Clee St Margaret, Shropshire	16/12/2022	1	0	1						1	0
22/00397/FUL	Maryville, Aston On Clun, Craven Arms, Shropshire, SY7 8ER	21/03/2022	0	0	0						0	0
22/00778/OUT	Proposed Agricultural Workers Dwelling South Of Corfton Farm, Corfton, Shropshire	21/07/2023	1	0	1						1	0
22/03672/FUL	Proposed Barn Conversion North Of Glenburrell Farm, Horderley, Shropshire	24/01/2023	1	0	1						1	0
22/04176/FUL	Cut And Curl, Hair Salon, Dale Street, Craven Arms, Shropshire, SY7 9PB	29/11/2022	1	0	1						1	0
22/04316/OUT	Proposed Dwelling Adjacent Church Farm, Stoke St Milborough, Shropshire	24/01/2023	1	0	1						1	0
23/00660/FUL	Proposed Affordable Dwelling South West Of Clee St Margaret, Shropshire	27/09/2023	1	0	1						1	0
23/02073/FUL	Proposed Residential Development NE Of Railway Terrace, Broome, Aston On Clun, Shropshire	28/07/2023	1	0	1						1	0
23/02497/FUL	Aston Bank House, Bache Mill, Diddlebury, Shropshire, SY7 9JX	22/08/2023	2	0	2						2	0
23/02587/FUL	Proposed Affordable Dwelling Adj Broome Industrial Estate, Broome, Aston On Clun, Shropshire	12/09/2023	1	0	1						1	0
23/03161/FUL	Proposed Conversion Of Agricultural Buildings East Of A49, Felhampton, Shropshire	01/11/2023	1	0	1						1	0
23/03727/FUL	Proposed Affordable Dwelling To The West Of Cockshutford, Clee St Margaret, Shropshire	24/07/2024	1	0	1						1	0
23/04630/FUL	Craven Arms Hotel, Shrewsbury Road, Craven Arms, Shropshire, SY7 9QJ	07/03/2024	8	0	8						8	0
23/04654/FUL	The Chains, Munslow, Craven Arms, Shropshire, SY7 9ET	18/12/2023	1	0	1						1	0
23/05452/FUL	Streamside, Long Meadowend, Craven Arms, Shropshire, SY7 8ED	19/03/2024	0	0	0						0	0
24/01065/FUL	Proposed Barn Conversion Adj 4 Brookhampton, Holdgate, Shropshire	10/06/2024	1	0	1						1	0
24/01102/FUL	Proposed Residential Development Land North Of Former Bank, Corvedale Road, Craven Arms, Shropshire	06/06/2024	3	0	3						3	0

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24/01809/OUT	Proposed Dwelling Adj Sun Inn, Corfton, Shropshire	10/07/2024	1	0	1						1	0
24/02580/FUL	Proposed Dwelling West Of Field House, Clee St Margaret, Shropshire	02/01/2025	1	0	1						1	0
24/04157/FUL	Sarnia, Leamoor Common, Wistanstow, Craven Arms, Shropshire, SY7 8DJ	05/02/2025	0	0	0						0	0
24/04330/FUL	Craven Arms Hotel, Shrewsbury Road, Craven Arms, Shropshire, SY7 9QJ	20/01/2025	7	0	7						7	0
24/04808/FUL	Marshwood, Bushmoor, Craven Arms, Shropshire, SY7 8DW	18/02/2025	0	0	0						0	0
24/04814/OUT	Proposed Residential Development Land NW Of Great Sutton Farm, Sutton, Shropshire	17/02/2025	2	0	2						2	0
SS/1/06/19024/RM	Land Adj To Bockleton Court, Stoke St Milborough, Ludlow	31/01/2007	1	0	1						1	0
SS/1/8310/P/	Barns At Whettleton, Craven Arms	01/11/1997	1	0	1						1	0
SS/1/99/10087/F	Adj The Terrace, Stoke St Milborough, Nr Ludlow	01/01/2000	3	1	2						2	0
09/00428/FUL	Outbuildings At Onston Farm, Tetchill, Ellesmere	16/11/2009	7	0	7						7	0
14/04047/OUT	Proposed Marina South Of Canal Way, Ellesmere, Shropshire	20/12/2016	250	0	250			28	56	56	140	110
14/05016/FUL	New Dwelling At Mayfield Farm, Elson, Ellesmere, Shropshire	05/06/2015	1	0	1						1	0
15/01345/FUL	Proposed Affordable Dwelling North Of Brook Cottage, Elson, Ellesmere, Shropshire	09/11/2015	1	0	1						1	0
16/01689/FUL	Buildings At Plas Thomas Farm, Dudleston, Ellesmere, Shropshire	28/06/2018	3	1	2						2	0
17/02540/FUL	Proposed Local Needs Dwelling East Of Brookfields, Lyneal, Ellesmere, Shropshire	03/07/2018	1	0	1						1	0
18/00697/FUL	5 Chapel Lane, Bagley, Shropshire, SY12 9BS	17/05/2018	0	0	0						0	0
18/01027/OUT	Old Station Yard, Brownlow Road, Ellesmere, Shropshire	28/09/2021	7	0	7						7	0
18/05895/FUL	Land South East Derwen Farm, St Martins, Shropshire	06/10/2020	1	0	1						1	0
19/01304/FUL	Proposed Barn Conversion At Oteley, Mereside, Ellesmere, Shropshire	23/11/2020	1	0	1						1	0

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19/02381/FUL	Proposed Affordable Dwellings SE Of Sodyllt Farm House, Sodyllt Bank, Ellesmere, Shropshire	13/02/2020	2	0	2						2	0
20/04023/FUL	Proposed Dwelling To The West Of 14 Ellesmere Road, Tetchill, Shropshire	12/02/2021	1	0	1						1	0
20/04388/FUL	Bank House, Copes Lane, Welshampton, SY12 0PY	29/01/2021	4	0	4						4	0
20/05084/FUL	Church Farm, Hordley, Ellesmere, Shropshire, SY12 9BB	07/03/2022	1	0	1						1	0
21/00125/FUL	Proposed Residential Barn Conversion At Old Hall, Old Marton, Ellesmere, Shropshire	29/04/2021	1	0	1						1	0
21/03514/FUL	Proposed Barn Conversion NE Of Lee Hall Barn, Lee, Ellesmere, Shropshire	12/10/2021	1	0	1						1	0
21/03602/FUL	Proposed Residential Development Land To The South Of Oswestry Road, Ellesmere, Shropshire	24/08/2022	83	56	27	27					27	0
21/03903/FUL	Proposed Residential Development Land North Of Tetchill Farm, Farm Lane, Tetchill, Shropshire	07/06/2022	2	0	2						2	0
21/05422/FUL	2 Willow Street, Ellesmere, SY12 0AQ	18/02/2022	1	0	1						1	0
22/00165/REM	Acorn Cottage, Lower Perthy, Ellesmere, Shropshire, SY12 9HX	31/03/2022	2	0	2						2	0
22/00824/FUL	Proposed Barn Conversion At, The Cross, Ellesmere, Shropshire	23/05/2022	1	0	1						1	0
22/02280/REM	Old Station Yard, Brownlow Road, Ellesmere, Shropshire	20/10/2023	57	0	57		7	25	25		57	0
22/03822/FUL	Lower House Farm, The Ridge, Ellesmere, Shropshire, SY12 9HT	23/04/2024	0	0	0						0	0
22/05178/FUL	Victoria Garage, Scotland Street, Ellesmere, Shropshire, SY12 0DG	14/03/2023	8	0	8						8	0
23/00351/FUL	Kenwick Grange, Kenwick Park, Ellesmere, Shropshire	19/04/2023	1	0	1						1	0
23/00593/FUL	The Bungalow, 14B Brownlow Road, Ellesmere, Shropshire, SY12 0BA	13/04/2023	0	0	0						0	0
23/00787/FUL	Proposed Barn Conversion At The Cross, Ellesmere, Shropshire	03/05/2023	1	0	1						1	0
23/01980/FUL	Proposed Barn Conversion To The North Of Sandy Lane, Ellesmere, Shropshire	07/09/2023	1	0	1						1	0
23/02255/FUL	Kenwick Wood Farm, Cockshutt, Ellesmere, Shropshire, SY12 9AQ	25/10/2023	2	0	2						2	0

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23/02764/FUL	Proposed Residential Dwelling To The NW Of New Marton, St Martins, Shropshire	31/08/2023	1	0	1						1	0
23/03103/OUT	Proposed Dwelling Adjacent 3 Crosemere Crescent, Cockshutt, Shropshire	12/10/2023	1	0	1						1	0
23/03290/FUL	Proposed Residential Barn Conversion East Of The Hollies, English Frankton, Ellesmere, Shropshire	09/11/2023	2	0	2						2	0
23/03995/FUL	The Bungalow, Lyneal Lane, Welshampton, Ellesmere, Shropshire, SY12 0PQ	07/11/2023	0	0	0						0	0
23/04047/REM	Land Adjacent To Glen Havon, Dudleston Heath, Shropshire	12/04/2024	29	0	29						29	0
24/00342/FUL	Proposed Dwelling North Of Garth, Willow Street, Ellesmere, Shropshire	17/05/2024	1	0	1						1	0
24/00559/FUL	Welsh Frankton United Reformed Church, Welsh Frankton, Shropshire	03/05/2024	1	0	1						1	0
24/00775/FUL	Sans Souci, Grange Road, Ellesmere, Shropshire, SY12 9DJ	02/04/2024	0	0	0						0	0
24/02542/FUL	Ferneyhough, Bagley, Ellesmere, Shropshire, SY12 9BY	19/08/2024	-1	0	-1						-1	0
24/02666/FUL	Proposed Residential Development Land To The South Of Oswestry Road, Ellesmere, Shropshire	19/11/2024	25	0	25				25		25	0
24/04244/FUL	Proposed Residential Dwelling At Land Off Scotland Street, Ellesmere, Shropshire	14/02/2025	1	0	1						1	0
24/04867/FUL	Proposed Residential Barn Conversion NW Of Pentre Madoc, Dudleston, Ellesmere, Shropshire	18/03/2025	1	0	1						1	0
NS/08/00044/DET	Cheyne Walk, Lyneal Lane, Lyneal, Ellesmere	07/02/2008	1	0	1						1	0
14/02727/FUL	Kings Arms Inn, Chelmarsh, Bridgnorth, Shropshire, WV16 6BQ	16/05/2016	4	0	4						4	0
14/03798/FUL	The Cedars, Bridgnorth Road, Highley, Bridgnorth, Shropshire, WV16 6EP	23/05/2016	1	0	1						1	0
20/02493/FUL	Land East Of Bache Arms, Off Coronation Street, Highley, Shropshire	28/10/2020	4	0	4						4	0
21/03769/FUL	Proposed Affordable Dwelling To The North Of 2, Ingram Lane, Chelmarsh, Bridgnorth, Shropshire	25/10/2022	1	0	1						1	0

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22/02043/OUT	Proposed Residential Development Land To The East Of Blything Court, Highley, Shropshire	04/08/2022	2	0	2						2	0
22/05481/FUL	Proposed Exception Site Dwelling To The North Of Hazelwells Road, Highley, Shropshire	24/07/2023	1	0	1						1	0
22/05552/FUL	Proposed Dwelling North Of 1, Blything Court, Highley, Shropshire	13/02/2023	1	0	1						1	0
23/00065/OUT	Land Rear Of Beech Croft, Vicarage Lane, Highley, Shropshire	05/06/2023	3	0	3						3	0
23/02086/FUL	Proposed Residential Dwelling Adj. 11 Rhea Hall Estate, Highley, Bridgnorth, Shropshire, WV16 6LH	14/07/2023	1	0	1						1	0
24/00315/FUL	Highley Medical Centre, Bridgnorth Road, Highley, Bridgnorth, Shropshire, WV16 6HG	07/03/2024	1	0	1						1	0
24/00536/FUL	Proposed Residential Conversion Of Outbuilding At The Uplands, Glazeley, Bridgnorth, Shropshire	21/05/2024	1	0	1						1	0
24/01020/FUL	Proposed Residential Development Land South West Of Church Street, Highley, Shropshire	16/05/2024	1	0	1						1	0
24/01397/FUL	The Railwaymans Retreat, Hampton Loade, Bridgnorth, Shropshire, WV16 6BN	31/07/2024	1	0	1						1	0
24/02651/FUL	Castle Inn, Woodhill Road, Highley, Bridgnorth, Shropshire, WV16 6HT	11/09/2024	0	0	0						0	0
24/04560/OUT	Proposed Residential Development Land East Of Cockshutt Lane, Highley, Shropshire	24/01/2025	2	0	2						2	0
10/04956/FUL	Unit 11 23-24 Corve Street, Ludlow	31/01/2011	1	0	1						1	0
13/01665/FUL	Land South Of Spring Cottage, Steventon Road, Ludlow, Shropshire	31/03/2014	1	0	1						1	0
13/02795/FUL	Lower Barns House, Lower Barns Road, Ludlow, Shropshire, SY8 4DS	02/10/2013	0	0	0						0	0
13/03933/FUL	Chapel Works Old Street, Ludlow, Shropshire, SY8 1NR	29/10/2014	8	0	8						8	0
13/04981/FUL	Land Adj. New House Farm, Huntingdon Lane, Ashford Carbonell, Ludlow, Shropshire, SY8 4DG	15/10/2014	1	0	1						1	0
14/01245/FUL	Car Park At Penny Black Inn, Knowbury, Ludlow, Shropshire, SY8 3LL	03/06/2016	1	0	1						1	0

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14/04121/FUL	Woodcroft Farm, Richards Castle, Ludlow, Shropshire, SY8 4EB	11/12/2014	1	0	1						1	0
15/00949/FUL	Ludford House, Overton Road, Ludford, Ludlow, SY8 1PJ	09/05/2016	7	1	6						6	0
15/02552/FUL	4 King Street, Ludlow, Shropshire, SY8 1AQ	02/11/2015	6	0	6						6	0
17/05189/FUL	Proposed Residential Development Land South Of Rocks Green, Ludlow, Shropshire	23/01/2019	129	72	57	25	32				57	0
18/01182/FUL	Proposed Residential Development, Adjacent To Whitefriars, Ludlow, Shropshire, SY8 1RA	18/05/2018	3	1	2						2	0
18/02413/REM	Proposed Residential Development Land At Foldgate Lane, Ludlow, Shropshire	17/09/2019	137	26	111	40	40	31			111	0
18/05461/REM	Proposed Residential Development South Of A49, Ludlow, Shropshire	05/12/2023	213	0	213			36	54	54	144	69
19/01940/FUL	Proposed Residential Development Land North Of Foldgate Farm, Foldgate Lane, Ludlow, Shropshire	24/03/2020	5	0	5						5	0
19/03470/REM	5 Castle Close, Burford, Tenbury Wells, Shropshire, WR15 8AY	01/10/2019	1	0	1						1	0
19/05321/FUL	Proposed Affordable Dwelling South Of 3 Titrail, Clee Hill, Shropshire	23/09/2020	1	0	1						1	0
19/05368/FUL	Castle Lodge, Castle Square, Ludlow, SY8 1AY	24/04/2020	-1	0	-1						-1	0
19/05380/FUL	Supermarket, Upper Galdeford, Ludlow, SY8 1QF	14/10/2022	19	0	19						19	0
19/05519/FUL	Proposed Residential Development Land Adjacent Linney House, Linney, Ludlow, Shropshire	23/02/2021	4	1	3						3	0
20/00281/FUL	Proposed Barn Conversions At Pervin, Caynham, Shropshire	27/11/2020	5	0	5						5	0
20/03305/FUL	Proposed Conversion Of Outbuildings To The East Of Raven Lane, Ludlow, Shropshire	04/12/2020	2	0	2						2	0
20/03571/FUL	Burford Mill, Burford, Tenbury Wells, Shropshire, WR15 8HH	27/11/2020	5	2	3						3	0
21/01918/FUL	Proposed Dwelling To The East Of Castle View Terrace, Ludlow, Shropshire	06/07/2021	1	0	1						1	0

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21/02610/FUL	Proposed Affordable Dwelling, Land On The North West Side Of, Clee Hill Road, Burford, Shropshire	22/06/2022	1	0	1						1	0
21/04581/FUL	Beech House, 41 New Road, Ludlow, SY8 2NY	25/01/2022	3	0	3						3	0
21/05961/FUL	Proposed Residential Development Land At Foldgate Lane, Ludlow, Shropshire	05/12/2023	42	12	30	30					30	0
22/00471/FUL	Redroofs, 30A Temeside, Ludlow, Shropshire, SY8 1PB	11/07/2022	0	0	0						0	0
22/01152/OUT	Proposed Dwelling To The East Of, St Stephens Close, Ludlow, Shropshire	20/06/2022	1	0	1						1	0
22/01684/REM	Proposed Residential Development Land South Of Rocks Green, Ludlow, Shropshire	22/09/2022	67	4	63	36	27				63	0
22/01760/OUT	Land North West Of Crosemere, Cockshutt, Shropshire	20/10/2023	1	0	1						1	0
22/01790/FUL	Golden Moments, 50 Broad Street, Ludlow, Shropshire, SY8 1NH	29/07/2022	1	0	1						1	0
22/03472/FUL	Pendeford, Lower Barns Road, Ludford, Ludlow, Shropshire, SY8 4DS	10/03/2023	0	0	0						0	0
22/04241/OUT	Proposed Dwelling South Of Swanlea, Tenbury Road, Clee Hill, Shropshire	28/10/2022	1	0	1						1	0
22/05652/FUL	21 New Road, Ludlow, Shropshire, SY8 2NY	23/02/2023	1	0	1						1	0
23/00102/OUT	Proposed Dwelling Opposite 120 Stanton Road, Ludlow, Shropshire	06/03/2023	1	0	1						1	0
23/02275/FUL	Proposed Affordable Dwelling To The West Of Tenbury Road, Clee Hill, Shropshire	02/02/2024	1	0	1						1	0
23/02523/FUL	Proposed Barn Conversion NE Of Stoke Court, Greete, Shropshire	15/08/2023	1	0	1						1	0
23/02718/FUL	46 Bull Ring, Ludlow, Shropshire, SY8 1AB	30/08/2023	2	0	2						2	0
23/03024/FUL	Proposed Residential Barn Conversion At Batchcott, Richards Castle, Shropshire	23/08/2023	1	0	1						1	0
23/04099/FUL	3 Lower Galdeford, Ludlow, Shropshire, SY8 1RN	10/11/2023	1	0	1						1	0
23/04590/FUL	Proposed Agricultural Workers Dwelling West Of Burford, Shropshire	04/07/2024	1	0	1						1	0

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23/04747/FUL	1 - 2 King Street, Ludlow, Shropshire, SY8 1AQ	15/12/2023	3	0	3						3	0
23/04992/FUL	Caynham Methodist Church, Caynham, Shropshire, SY8 3BW	01/03/2024	1	0	1						1	0
23/05507/FUL	Rickards & Son Limited, 6 - 7 Bull Ring, Ludlow, Shropshire, SY8 1AE	22/03/2024	2	0	2						2	0
24/00256/FUL	The Biddles, Clee Hill Road, Burford, Tenbury Wells, Shropshire, WR15 8HJ	08/04/2024	0	0	0						0	0
24/00573/COU	Dyke Ruscoe And Hayes Ltd, 110 Corve Street, Ludlow, Shropshire, SY8 1DJ	12/04/2024	1	0	1						1	0
24/00611/FUL	Proposed Dwelling Adjacent Willowdene, Ludlow Road, Clee Hill, Ludlow, Shropshire	11/04/2024	1	0	1						1	0
24/01106/FUL	51 Old Street, Ludlow, Shropshire, SY8 1NW	24/04/2024	0	0	0						0	0
24/01250/FUL	Brick House Farm, Greete, Ludlow, Shropshire, SY8 3BZ	02/07/2024	2	0	2						2	0
24/01309/FUL	Brick House Farm, Greete, Ludlow, Shropshire, SY8 3BZ	16/10/2024	1	0	1						1	0
24/01355/FUL	The Oaklands, Bromfield Road, Ludlow, Shropshire, SY8 1DW	07/08/2024	34	0	34						34	0
24/02262/FUL	19 Bull Ring, Ludlow, Shropshire, SY8 1AA	23/08/2024	1	0	1						1	0
24/02501/FUL	Aquila House, Riddings Road, Ludlow, Shropshire, SY8 1HR	16/12/2024	21	0	21						21	0
24/02731/FUL	Grangewood, Overton Road, Ludlow, Shropshire, SY8 4AD	22/10/2024	0	0	0						0	0
24/03872/FUL	Hillcrest And Barn, Old Brickyard, New Road, Ludlow, Shropshire, SY8 2LT	10/02/2025	3	0	3						3	0
24/04004/FUL	Proposed Dwelling To The West Of Portcullis Lane, Ludlow, Shropshire	26/02/2025	1	0	1						1	0
24/04179/COU	Well Meadow Cottage, Ashford Farm, Ashford Carbonell, Shropshire, SY8 4DB	10/12/2024	1	0	1						1	0
25/00089/FUL	Proposed Dwelling North Of 18 Stanton Road, Ludlow, Shropshire	24/02/2025	1	0	1						1	0
SS/1/08/21335/F	23-24 Corve Street, Ludlow	26/10/2009	13	0	13						13	0
09/00942/REM	40 Quarry Bank Road, Market Drayton	04/08/2009	1	0	1						1	0
09/01693/FUL	The Old School, London Road, Woore, Crewe	21/09/2009	3	2	1						1	0
09/01858/FUL	Stoke Grange, Shrewsbury Road, Market Drayton	13/10/2009	2	0	2						2	0

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10/01122/FUL	Stoke Grange, Shrewsbury Road, Tern Hill, Market Drayton	17/08/2010	7	2	5						5	0
10/04755/FUL	The Stables, Chipnall, Cheswardine, Market Drayton	26/09/2012	4	0	4						4	0
11/00819/FUL	The Round House, Tag Lane, Chipnal, Market Drayton	19/04/2011	1	0	1						1	0
12/00800/FUL	Lostford Manor, Lostford Lane, Lostford, Market Drayton	14/12/2012	1	0	1						1	0
12/01014/REM	Cheswardine, Farm High Street, Cheswardine, Market Drayton	05/02/2013	18	0	18						18	0
12/02563/FUL	Woore Hall Farm, Audlem Road, Woore, Crewe	08/04/2013	1	0	1						1	0
12/02821/FUL	The Clock Tower, The Stables Chipnall Cheswardine Market Drayton Tf9 2Rj	26/09/2012	1	0	1						1	0
12/02874/FUL	Colehurst Manor, Colehurst, Market Drayton, TF9 2JB	13/12/2013	1	0	1						1	0
12/03852/FUL	Elms Farm, Ollerton, Market Drayton, TF9 2BU	15/01/2014	1	0	1						1	0
14/00790/OUT	Land Off Bearstone Road, Norton In Hales, Market Drayton, Shropshire	05/06/2015	14	13	1						1	0
14/04258/VAR	Hillcrest, Salisbury Road, Market Drayton	30/09/2013	1	0	1						1	0
16/03482/REM	Land Adj Moreton Lodge, Moreton Say, Market Drayton, Shropshire, TF9 3RS	25/10/2016	7	0	7						7	0
16/03483/REM	Land South Of Church Farm, Moreton Say, Market Drayton, Shropshire	27/10/2016	9	0	9						9	0
17/01558/FUL	Land East Of Smithfield Road, Market Drayton, Shropshire	24/07/2017	2	0	2						2	0
17/05005/FUL	The Mews, Phoenix Bank, Market Drayton, Shropshire, TF9 1JT	06/02/2018	3	0	3						3	0
18/04326/FUL	Land To The South Of Tawny, Websters Lane, Hodnet, Shropshire	28/06/2019	1	0	1						1	0
18/05489/FUL	Proposed Barn Conversions To The North Of Woodlane Farm, Wood Lane, Hinstock, Shropshire	06/06/2019	3	0	3						3	0
18/05865/FUL	Land Adjacent To Unit, 1 Station Yard, Pipe Gate, Market Drayton, Shropshire	08/03/2019	-1	0	-1						-1	0
19/00471/REM	Land At 18 Dutton Close, Stoke Heath, Market Drayton, Shropshire, TF9 2JN	22/08/2016	25	0	25						25	0
19/02855/REM	Proposed Residential Development Land East Of Villa Farm, Wistanswick, Market Drayton, Shropshire	17/10/2019	1	0	1						1	0

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19/03980/FUL	40 Stafford Street, Market Drayton, TF9 1JB	18/12/2019	2	0	2						2	0
19/04014/FUL	The Toll House, Ellerton, Newport, Shropshire, TF10 8AW	17/08/2020	1	0	1						1	0
19/04215/FUL	Proposed Residential Development Land To The South Of Audlem Road, Woore, Shropshire	05/03/2021	1	0	1						1	0
20/00620/FUL	Wollerton Grange Farm, Wood Lane, Wollerton, Market Drayton, Shropshire, TF9 3NY	14/04/2020	1	0	1						1	0
20/02287/REM	2 Dutton Close, Stoke Heath, Market Drayton, TF9 2JN	02/09/2020	1	0	1						1	0
20/02786/FUL	18 Queen Street, Market Drayton, Shropshire, TF9 1PX	26/08/2020	1	0	1						1	0
21/00738/FUL	Proposed Dwelling At 28 Grove Crescent, Woore, CW3 9SX	23/04/2021	1	0	1						1	0
21/01142/REM	Land Off Greenfields Lane, Market Drayton, Shropshire	02/09/2021	209	31	178	50	50	50	28		178	0
21/02131/FUL	Costcutter And Takeaways, Dalelands, West Market Drayton, Shropshire, TF9 1DQ	24/06/2021	3	0	3						3	0
21/02241/FUL	Station Yard, Pipe Gate, Market Drayton, Shropshire	08/11/2021	4	0	4						4	0
21/03100/FUL	Former Garages, Land Off Butts Road, Market Drayton, Shropshire	17/08/2021	4	0	4						4	0
21/03151/FUL	Flat 18 High Street, Market Drayton, Shropshire, TF9 1QB	01/09/2021	2	0	2						2	0
21/03423/FUL	Masefield, Goldstone, Cheswardine, Market Drayton, Shropshire, TF9 2NA	14/10/2021	1	0	1						1	0
21/03525/FUL	Sunnyside, Rosehill Road, Stoke Heath, TF9 2JY	08/09/2021	0	0	0						0	0
21/04316/FUL	Upper Farm, Ridgwardine, Market Drayton, Shropshire, TF9 3TR	08/02/2022	2	0	2						2	0
22/00152/OUT	Hinsley View, Newcastle Road, Market Drayton, TF9 1HW	06/05/2022	1	0	1						1	0
22/00741/FUL	Land Off Abbots Way, Hodnet, Shropshire, TF9 3NQ	11/01/2023	51	14	37	25	12				37	0
22/00961/FUL	Proposed Residential Barn Conversions At Cotton Farm, Hodnet, Shropshire	25/07/2022	7	0	7						7	0
22/01208/FUL	15 And 15A Queen Street, Market Drayton, Shropshire	13/06/2022	6	0	6						6	0

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22/01239/FUL	15 Moreton Wood, Market Drayton, Shropshire, TF9 3RX	17/05/2022	0	0	0						0	0
22/01261/REM	Land Adj Sunnyside, Rosehill Road, Stoke Heath, Market Drayton, Shropshire, TF9 2JY	10/05/2022	1	0	1						1	0
22/01789/OUT	Station Yard, Pipe Gate, Market Drayton, Shropshire	26/06/2023	10	0	10						10	0
22/03559/FUL	Land West London Road, Irelands Cross, Woore, Shropshire	30/06/2023	10	0	10						10	0
22/03863/FUL	The Lightwoods Farm 1, Goldstone, Cheswardine, Shropshire	12/12/2022	1	0	1						1	0
22/04054/FUL	Sunnyview, The Nook, Childs Ercall, Market Drayton, Shropshire, TF9 2DJ	11/10/2022	0	0	0						0	0
22/04896/FUL	1 Bearstone View, Norton In Hales, Market Drayton, Shropshire, TF9 4FE	06/12/2022	1	0	1						1	0
22/04977/OUT	Land Adj The Sidings, Green Bank, Adderley, Shropshire	13/12/2022	2	0	2						2	0
22/05267/FUL	The Lord Hill, Shrewsbury Road, Market Drayton, Shropshire, TF9 3DU	09/02/2023	2	0	2						2	0
22/05349/FUL	Proposed Residential Development Land To The North Of Orwell Road, Market Drayton, Shropshire	05/06/2023	64	41	23	23					23	0
22/05402/FUL	Glencott, Longslow, Market Drayton, Shropshire, TF9 3QY	24/01/2023	1	0	1						1	0
22/05598/FUL	Land To The Rear Of The Kings Arms, Market Drayton, Shropshire	14/04/2023	2	0	2						2	0
23/00095/COU	3 Chester Road, Hinstock, Market Drayton, Shropshire, TF9 2SY	03/03/2023	-1	0	-1						-1	0
23/00410/FUL	10 Stafford Street, Market Drayton, Shropshire, TF9 1HY	24/03/2023	1	0	1						1	0
23/00620/FUL	Proposed Exception Site Dwelling South Of 12 Sutton, Market Drayton, Shropshire	12/04/2024	1	0	1						1	0
23/00854/OUT	10 Longslow, Market Drayton, Shropshire, TF9 3QY	06/04/2023	1	0	1						1	0
23/01331/FUL	Land South Of 54 Red Bank Road, Market Drayton, Shropshire	13/06/2023	2	0	2						2	0
23/01366/FUL	Brook Farm, Sutton Road, Tern Hill, Market Drayton, Shropshire, TF9 2JH	02/06/2023	0	0	0						0	0
23/01638/FUL	Pine View, Lockleywood, Hinstock, Market Drayton, Shropshire, TF9 2LU	09/06/2023	0	0	0						0	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
23/02373/FUL	Land South Audlem Road, Woore, Shropshire	22/02/2024	1	0	1						1	0
23/02633/OUT	Proposed Dwelling West Of Honeyspot Farm, Rosehill Road, Stoke Heath, Shropshire	09/04/2024	1	0	1						1	0
23/03153/FUL	Proposed Affordable Dwelling NE Of Whitehall Farm, Stoke Upon Tern, Shropshire	25/11/2024	1	0	1						1	0
23/03189/FUL	Land South East Bowling Green Farm, The Avenue, Peplow, Market Drayton, Shropshire	18/09/2023	1	0	1						1	0
23/03211/FUL	Woodfield, Audlem Road, Woore, Crewe, Shropshire, CW3 9RL	15/09/2023	0	0	0						0	0
23/03728/FUL	Land South 3 Bartons Lane, Market Drayton, Shropshire	02/11/2023	2	0	2						2	0
23/04216/OUT	Proposed Dwelling At Depot Adjacent Tawney, Websters Lane, Hodnet, Shropshire, TF9 3JH	06/12/2024	1	0	1						1	0
23/05277/FUL	Proposed Dwelling South Of Red Bank House, Red Bank Road, Market Drayton, Shropshire	30/01/2024	1	0	1						1	0
24/00450/REM	Proposed Dwelling To The Rear Of 11 Cemetery Road, Market Drayton, Shropshire, TF9 3BD	13/03/2024	1	0	1						1	0
24/00564/FUL	Grange Farm, Peplow, Market Drayton, Shropshire	06/09/2024	5	0	5						5	0
24/00962/REM	Land North West Of The Old Smithy, Longslow, Market Drayton, Shropshire, TF9 3QY	14/06/2024	1	0	1						1	0
24/01510/FUL	Long Meadow Farm, Pipe Gate, Market Drayton, Shropshire, TF9 4HD	17/06/2024	0	0	0						0	0
24/01909/OUT	Clubhouse Farm, Church Street, Hinstock, Shropshire, TF9 2TF	15/11/2024	1	0	1						1	0
24/02184/REM	Site Of Universal House, Milton Drive, Market Drayton, Shropshire	10/09/2024	40	0	40						40	0
24/02411/FUL	7 Stafford Street, Market Drayton, Shropshire, TF9 1HX	08/08/2024	1	0	1						1	0
24/02619/OUT	Proposed Residential Development Land NW Of Honeyspot Farm, Rosehill Road, Stoke Heath, Shropshire	18/09/2024	1	0	1						1	0
24/02779/COU	Phoenix House, Tern Hill, Market Drayton, Shropshire, TF9 3PX	19/09/2024	7	0	7						7	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/03265/FUL	Land North Church Street, Market Drayton, Shropshire, TF9 1AF	03/03/2025	1	0	1						1	0
24/03307/FUL	Constitutional Club, Mount Lane, Market Drayton, Shropshire, TF9 1AQ	15/11/2024	1	0	1						1	0
24/03408/FUL	Land South Greenfields, Greenfields Lane, Market Drayton, Shropshire	14/10/2024	1	0	1						1	0
24/04067/FUL	Hill Farm, Pipe Gate, Market Drayton, Shropshire, TF9 4HA	27/01/2025	0	0	0						0	0
24/04279/FUL	Land Rear Smithfield House, Smithfield Road, Market Drayton, Shropshire, TF9 1EW	28/02/2025	3	0	3						3	0
24/04600/FUL	15 And 15A Shropshire Street, Market Drayton, Shropshire, TF9 3BZ	27/02/2025	1	0	1						1	0
24/04629/FUL	Proposed Dwelling Adjacent The Gables To The South Of Candle Lane, Woore, Shropshire	13/03/2025	1	0	1						1	0
24/04744/FUL	Land West Red Barn Road, Market Drayton, Shropshire, TF9 3FW	10/03/2025	7	0	7						7	0
25/00148/FUL	Brook House, Hatton Road, Hinstock, Market Drayton, Shropshire, TF9 2TT	24/02/2025	0	0	0						0	0
25/00771/CPL	Warren Park, Warrant Road, Stoke Heath, Shropshire, TF9 2DZ	05/03/2025	11	0	11						11	0
NS/03/00206/FUL	Land At Tern Fisheries, Newcastle Road, Market Drayton	10/04/2003	1	0	1						1	0
NS/04/00276/FUL	Church Farm, Adderley, Market Drayton	10/11/2004	4	0	4						4	0
NS/06/00673/FUL	Bldgs At Lostford Hall, Lostford Lane, Wollerton, Market Drayton	12/04/2007	4	0	4						4	0
NS/07/01850/FUL	4 St Marys Street, Market Drayton	01/11/2007	2	0	2						2	0
NS/07/02135/FUL	Haywood Farm, Haywood Lane, Cheswardine, Market Drayton	27/12/2007	6	0	6						6	0
NS/08/02032/FUL	74 Grove Gardens, Market Drayton, Shropshire, TF9 1HQ	13/01/2009	1	0	1						1	0
NS/09/70169/FUL	Church Farm, Moreton Saye, Market Drayton	12/06/2009	5	0	5						5	0
15/01726/FUL	Barns At Brookside Farm, Pontesford, Shrewsbury, Shropshire.	28/10/2015	2	0	2						2	0
16/03114/REM	The Mount Nursery, Minsterley Road, Pontesbury, Shrewsbury, Shropshire	14/09/2017	2	0	2						2	0
16/04442/FUL	Park Farm, Minsterley, Shrewsbury, Shropshire, SY5 0DH	11/01/2017	5	2	3						3	0
18/00569/FUL	Grinleys Cottage, Asterley, Minsterley, Shrewsbury, Shropshire	20/08/2018	1	0	1						1	0

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19/00655/FUL	Plealey Methodist Church, Well Lane, Plealey, Shrewsbury, Shropshire, SY5 0UY	28/06/2019	1	0	1						1	0
19/01878/FUL	Honeysuckle Cottage, Cruckton, Shrewsbury, Shropshire, SY5 8PR	23/10/2019	1	0	1						1	0
20/03126/FUL	Proposed Exception Site Dwelling East Of, Whitwell Lane, Pontesbury, Shrewsbury, Shropshire	05/04/2022	1	0	1						1	0
21/01639/FUL	Proposed Residential Development East Of The Warehouse, Pontesford Hill, Pontesbury, Shropshire	29/03/2022	1	0	1						1	0
22/01975/FUL	Proposed Affordable Dwelling East Of Eastridge Farm, Habberley, Pontesbury, Shropshire	25/11/2022	1	0	1						1	0
22/05036/FUL	The Waterfall, Malehurst, Minsterley, Shrewsbury, Shropshire, SY5 0BX	17/03/2023	1	0	1						1	0
22/05217/FUL	Plot Adjacent Waverley Cottage, Pontesbury Hill Road, Pontesbury, Shrewsbury, Shropshire	21/04/2023	3	0	3						3	0
22/05579/FUL	Bank House, Hinwood Road, Westbury, Shrewsbury, Shropshire, SY5 9PD	01/03/2023	0	0	0						0	0
23/00940/REM	Proposed Dwelling To The South Of Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire	05/05/2023	1	0	1						1	0
23/01532/OUT	Land East Of Hinton Lane, Pontesbury, Shrewsbury, Shropshire	24/04/2024	2	0	2						2	0
23/02280/FUL	Proposed Dwelling Plot 2 To The South Of Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire	29/09/2023	1	0	1						1	0
23/02670/FUL	Brook Vessons Farm, Gatten, Pontesbury, Shrewsbury, Shropshire, SY5 0SJ	17/08/2023	1	0	1						1	0
23/03195/FUL	Marsley Farm, Habberley, Shrewsbury, Shropshire, SY5 0SQ	15/09/2023	0	0	0						0	0
23/03269/REM	Land Adjacent Mount House, Pontesbury Hill Road, Pontesbury, Shrewsbury, Shropshire	08/09/2023	1	0	1						1	0
23/04039/FUL	Proposed Affordable Dwelling To The North East Of Pontesford, Shrewsbury, Shropshire	24/01/2024	1	0	1						1	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
23/04104/FUL	Proposed Residential Development Land To The East Of Leigh Road, Minsterley, Shrewsbury, Shropshire	10/05/2024	14	0	14						14	0
23/04167/FUL	Hare And Hounds, Cruckton, Shrewsbury, Shropshire, SY5 8PW	11/03/2024	10	2	8						8	0
23/04898/FUL	Proposed Residential Barn Conversions To The East Of Leigh Road, Minsterley, Shrewsbury, Shropshire	25/03/2024	6	0	6						6	0
23/05002/FUL	Proposed Barn Conversion East Of Hillsborough, Habberley, Shrewsbury, Shropshire	22/03/2024	1	0	1						1	0
23/05400/FUL	Roselea Bungalow, Pontesford Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0UH	15/05/2024	0	0	0						0	0
24/00121/FUL	Proposed Residential Dwelling South Of Plealey, Shrewsbury, Shropshire	09/08/2024	1	0	1						1	0
24/01140/FUL	Proposed Dwelling Plot 3 To The South Of Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire	19/06/2024	1	0	1						1	0
24/03104/FUL	The Old Smelting Works, Pontesford Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0UL	10/10/2024	1	0	1						1	0
25/00367/FUL	Woodview, Drury Lane, Minsterley, Shrewsbury, Shropshire, SY5 0EL	21/03/2025	1	0	1						1	0
SA/05/0980/F	Hillcrest Manor Nursing Home, Minsterley, Shrewsbury, Shropshire, SY5 0DL	18/08/2005	5	0	5						5	0
09/00255/REM	R/O Snipers House And West Of Ivy Cottage, Easthope, Much Wenlock	03/11/2009	1	0	1						1	0
12/03174/FUL	Sheinwood Farm Barns, Sheinton, Much Wenlock, Shropshire, TF13 6NR	26/08/2016	1	0	1						1	0
14/04441/FUL	The Arc, Bourton, Much Wenlock, Shropshire	21/10/2015	1	0	1						1	0
15/03249/FUL	Proposed Dwelling At Malthouse Farm, Stanton Long, Much Wenlock, Shropshire	14/09/2016	1	0	1						1	0
17/01087/FUL	Broomcroft Farm, Kenley, Shrewsbury, Shropshire, SY5 6NQ	16/07/2017	5	0	5						5	0
17/01867/FUL	Former Post Office, Park View, Buildwas, Telford, Shropshire, TF8 7BY	16/01/2018	1	0	1						1	0

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18/04113/FUL	Severn Edge Veterinary Centre, Victoria Road, Much Wenlock, Shropshire, TF13 6AH	24/01/2019	1	0	1						1	0
19/00991/FUL	Proposed Dwelling South West Of Hillside Cottage, Brockton, Much Wenlock, Shropshire	08/06/2021	1	0	1						1	0
19/02916/FUL	Proposed Residential Development Land East Of Highfields Farm, Church Preen, Church Stretton, Shropshire	08/06/2023	1	0	1						1	0
19/03026/FUL	15 High Street, Much Wenlock, Shropshire, TF13 6AA	22/10/2019	1	0	1						1	0
19/05560/OUT	Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7BL	16/09/2022	766	0	766			28	36	36	100	694
21/00736/FUL	Proposed Dwelling NW Of Yew Tree Cottage, Stretton Westwood, Much Wenlock, Shropshire	29/10/2021	1	0	1						1	0
21/01098/FUL	Proposed Residential Development Land Off Station Road, Much Wenlock, Shropshire	07/06/2021	4	0	4						4	0
21/05911/FUL	Site Of Burnetts, Callaughton, Much Wenlock, Shropshire	26/05/2022	1	0	1						1	0
22/01028/FUL	Manor Farm House, Brockton, Much Wenlock, Shropshire, TF13 6JR	26/10/2022	2	0	2						2	0
22/04208/FUL	Proposed Barn Conversion At Bourton Westwood Farm, Bourton Westwood, Much Wenlock, Shropshire	01/12/2022	1	0	1						1	0
22/04391/FUL	Cuan Wildlife Rescue, Wildlife Rescue Centre At The Signals, Stretton Road, Much Wenlock, Shropshire, TF13 6DD	04/09/2023	1	0	1						1	0
22/04970/REM	Brockton Farm, Brockton, Much Wenlock, Shropshire, TF13 6JR	09/02/2023	4	0	4						4	0
23/01376/FUL	Proposed Local Needs Dwelling To The South Of Stanton Long, Much Wenlock, Shropshire	09/01/2023	1	0	1						1	0
24/00768/REM	Proposed Dwelling SW Of Home Farm, Buildwas, Shropshire	17/04/2024	1	0	1						1	0
24/01661/REM	Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7BL	26/09/2024	107	4	103	36	36	31			103	0
24/02344/FUL	Unit 2, Sheinwood Barns, Sheinton, Shrewsbury, Shropshire, TF13 6NR	13/09/2024	1	0	1						1	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/03660/REM	Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7BL	26/02/2025	202	0	202		58	72	72		202	0
24/03726/FUL	13 St Marys Lane, Much Wenlock, Shropshire, TF13 6HD	20/12/2024	1	0	1						1	0
BR/APP/FUL/03/0403	Manor Farm, I317, Easthope, Much Wenlock	22/07/2003	4	1	3						3	0
10/02919/REM	Yew Tree Cottage, Ellesmere Road, St Martins, Oswestry	02/09/2010	4	0	4						4	0
11/03157/FUL	Conversion Of Former Malthouse, Weirbrook, West Felton, Shropshire	23/11/2015	3	0	3						3	0
11/04458/FUL	Upper Craignant Farm, Selattyn, Oswestry	13/01/2012	2	0	2						2	0
12/02476/FUL	The Miners Arms Morda, Oswestry, SY10 9NY	05/11/2014	2	0	2						2	0
14/03184/FUL	Brogyntyn Hall, Brogyntyn, Oswestry, SY10 7DA	02/07/2015	64	0	64		1	25	25	13	64	0
15/02392/FUL	Land Adj White House, Crickheath, Oswestry, Shropshire, SY10 8BW	04/11/2016	1	0	1						1	0
15/04319/REM	Land East Of Old Rectory, Selattyn, Shropshire	16/12/2015	9	6	3						3	0
15/04473/REM	Land On North Side Of Whittington Road, Gobowen, Oswestry, Shropshire	13/04/2018	41	11	30						30	0
15/04690/REM	Proposed Residential Development Land East Of Kingfisher Way, Morda, Shropshire	29/07/2016	46	35	11						11	0
16/02594/OUT	Proposed Development Land To The North Of Shrewsbury Road, Oswestry	22/04/2020	316	0	316						0	316
16/04426/FUL	The Smithfield Hotel, 1 Salop Road, Oswestry, SY11 2NR	14/03/2017	7	0	7						7	0
16/04719/FUL	Proposed Residential Development Opposite School, Kinnerley, Shropshire	14/03/2019	18	0	18						18	0
16/05110/FUL	Land West Of Burma Road, Park Hall, Shropshire	26/02/2018	4	2	2						2	0
17/05019/FUL	Proposed Barn Conversions At Greenfields, Maesbrook, Shropshire	23/01/2018	2	0	2						2	0
18/01055/FUL	15-15A Cross Street, Oswestry, SY11 2NF	02/07/2018	3	0	3						3	0
18/01990/FUL	Development Land SE Of Whittington Primary School, Station Road, Whittington, Shropshire	12/06/2019	34	33	1						1	0

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19/00692/FUL	Proposed Barn Conversion Adjacent Corner House, Wigmarsh, West Felton, Shropshire	10/04/2019	1	0	1						1	0
19/05047/FUL	Bromley's Hideaway, 3A Willow Street, Oswestry, Shropshire, SY11 1AF	25/02/2020	1	0	1						1	0
19/05552/FUL	Proposed Residential Development Land At Maesbury Marsh, Shropshire	25/08/2020	1	0	1						1	0
20/00707/FUL	Treatment Works, Racecourse Road, Oswestry, Shropshire	14/02/2022	1	0	1						1	0
20/01945/FUL	Proposed Dwelling To The South Of Top Street, Whittington, Shropshire	09/11/2020	1	0	1						1	0
20/04913/FUL	New House Farm, Pen-Y-Bryn, St Martins, Shropshire	08/02/2021	1	0	1						1	0
20/04977/FUL	30 Cherry Tree Drive, St Martins, Shropshire, SY11 3EQ	03/03/2021	1	0	1						1	0
21/00083/FUL	The Old Canal Warehouse, St Martins Road, St Martins, Shropshire	17/02/2022	1	0	1						1	0
21/00520/FUL	The Bungalow, Rhoswiell, Weston Rhyn, Oswestry, Shropshire, SY10 7TA	28/05/2021	1	0	1						1	0
21/00735/FUL	Proposed Residential Development Land East Of 56 Salop Road, Oswestry, Shropshire	29/06/2021	3	0	3						3	0
21/01012/FUL	Darjeeling, School Lane, St Martins, SY11 3BX	26/08/2022	1	0	1						1	0
21/01628/FUL	Bryngwilla Lodge, St Martins, Oswestry, Shropshire, SY10 7AY	28/05/2021	1	0	1						1	0
21/02283/FUL	Corner House, Morda, Oswestry, Shropshire, SY10 9NW	14/10/2021	1	0	1						1	0
21/02595/FUL	Proposed Agricultural Workers Dwelling, Keppel Gate Farm, Grug Hill, Elbridge, Ruyton-XI-Towns, Shropshire	20/10/2022	1	0	1						1	0
21/02724/FUL	Proposed Residential Dwelling Plot At Wern, Weston Rhyn, Shropshire	26/07/2021	1	0	1						1	0
21/03413/FUL	Hengoed Park Residential Home, Hengoed, Oswestry, Shropshire, SY10 7EE	13/12/2021	17	0	17						17	0
21/03584/REM	Proposed Residential Development Land To The South Of Middleton Road, Oswestry, Shropshire	07/02/2023	120	0	120	20	50	50			120	0
21/03978/FUL	Greyhound Hotel, Willow Street, Oswestry, SY11 1AJ	02/12/2021	4	0	4						4	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
21/04031/FUL	Land Adjacent Old Police House, Overton Road, St Martins, Shropshire	22/10/2021	2	0	2						2	0
21/04189/FUL	Proposed Residential Development West Of Ty Draw, Oak Lane, Treflach, Shropshire	12/10/2022	3	1	2						2	0
21/04296/FUL	Proposed Residential Development Land East Of Kilnside, Porth-y-waen, Shropshire	03/11/2021	3	0	3						3	0
21/04449/REM	Proposed Development Land To The North Of Shrewsbury Road, Oswestry, Shropshire	09/11/2022	284	0	284	10	40	40	40	40	170	114
22/00201/FUL	Land Off Southlands Avenue, Gobowen, Shropshire	09/06/2022	38	0	38						38	0
22/01240/FUL	Golden Lion Inn, Upper Church Street, Oswestry, Shropshire, SY11 2AA	17/05/2022	0	0	0						0	0
22/01466/FUL	Agricultural Building North Of Henbarns Farm, Haughton, West Felton, Shropshire	08/07/2022	1	0	1						1	0
22/01548/FUL	Presbyterian Church Of Wales, Station Road, Weston Rhyn, Shropshire	06/07/2022	1	0	1						1	0
22/01902/FUL	The Cottage, Edgerley, Oswestry, Shropshire, SY10 8ER	20/07/2023	1	0	1						1	0
22/03565/FUL	Abbotsford, Morda Road, Oswestry, Shropshire, SY11 2AT	21/12/2022	1	0	1						1	0
22/03924/FUL	R G Stones (Timber) Ltd, The Sawmills, Rhoswiell, Weston Rhyn, Oswestry, Shropshire, SY10 7TG	16/06/2023	61	28	33	25	8				33	0
22/04369/FUL	Site Of Stone Merchants, Salop Road, Oswestry, Shropshire	16/12/2022	3	0	3						3	0
22/04664/FUL	Holly Cottage, Old Chirk Road, Gobowen, Oswestry, Shropshire, SY11 3LW	13/03/2023	1	0	1						1	0
22/05041/FUL	Carreg Llwyd Church, Laburnum Drive, Oswestry, Shropshire, SY11 2QR	18/01/2023	12	0	12						12	0
22/05074/FUL	Fairfield Close, Gobowen, Shropshire	12/01/2023	8	0	8						8	0
22/05569/OUT	1 Stone Cottage, Chapel Lane, Knockin Heath, Shropshire	06/02/2023	1	0	1						1	0
22/05620/FUL	Lady Hill Farm, West Felton, Oswestry, Shropshire, SY11 4JZ	04/05/2023	2	0	2						2	0
23/00087/FUL	Tilings, Whittington Road, Gobowen, SY11 3NA	16/11/2023	15	2	13						13	0

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23/00092/FUL	Land South Station Road, Pant, Shropshire	17/07/2023	1	0	1						1	0
23/00225/FUL	Land North Of Whittington Road, Oswestry	25/01/2024	83	0	83		8	25	25	25	83	0
23/01161/REM	Land North East Ash Grove, Overton Road, St Martins, Shropshire	16/05/2023	1	0	1						1	0
23/01177/FUL	Darwin House, Dovaston, Kinnerley, Oswestry, Shropshire, SY10 8DS	06/06/2023	0	0	0						0	0
23/01360/FUL	Plot 1, Waen Lane, Maesbury Marsh, Shropshire	06/03/2024	1	0	1						1	0
23/01590/FUL	Oakhurst Hall, Oakhurst Road, Oswestry, Shropshire	14/08/2023	3	0	3						3	0
23/02248/FUL	Post Office And Stores, Kinnerley, Oswestry, Shropshire, SY10 8DF	11/09/2023	3	0	3						3	0
23/02651/FUL	Proposed Residential Development Land West Of Lower House Farm, Knockin, Shropshire	20/10/2023	2	0	2						2	0
23/02709/FUL	Aston Farm, Aston, Oswestry, Shropshire, SY11 4LS	24/09/2023	0	0	0						0	0
23/02772/FUL	Proposed Dwelling To The West Of The Firs, Firs Close, St Martins, Shropshire	27/09/2023	1	0	1						1	0
23/02893/FUL	Proposed Residential Development West Of Darlee Cottage, Brownhill, Ruyton Xi Towns, Shropshire	14/09/2023	2	0	2						2	0
23/02975/FUL	Proposed Residential Conversion Of Outbuilding At Canal View, Maesbury Marsh, Oswestry, Shropshire	07/12/2023	1	0	1						1	0
23/03421/FUL	Little Ifton Farm House, Overton Road, Ifton Heath, St Martins, Oswestry, Shropshire, SY11 3DH	02/10/2023	0	0	0						0	0
23/03528/FUL	Four Gables, 96 Middleton Road, Oswestry, Shropshire, SY11 2LH	10/10/2023	1	0	1						1	0
23/03719/FUL	Earthlink Good Vibrations, 31 Leg Street, Oswestry, Shropshire, SY11 2NN	08/12/2023	3	0	3						3	0
23/04319/FUL	Chirk Bank Methodist Church, Upper Chirk Bank, Chirk Bank, Wrexham, Shropshire, LL14 5DP	13/12/2023	1	0	1						1	0
23/04909/FUL	Holiday Let Accommodation At The Drift House, Croesau Bach, Shropshire, SY10 9BG	08/02/2024	1	0	1						1	0
23/04928/FUL	Pentrewern Farm, Gobowen, Oswestry, Shropshire, SY10 7JZ	07/02/2024	5	0	5						5	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
23/05027/FUL	Ivy House Farm, Knockin, Oswestry, Shropshire, SY10 8HN	23/01/2024	3	0	3						3	0
23/05188/FUL	Baldin Oak, Dovaston, Kinnerley, Shropshire	30/01/2024	1	0	1						1	0
24/00024/FUL	The Sycamores, St Martins Road, St Martins, Oswestry, Shropshire, SY10 7BJ	11/03/2024	0	0	0						0	0
24/00439/FUL	Pretoria House, Kimberley Lane, St Martins, Oswestry, Shropshire, SY11 3BB	04/04/2024	1	0	1						1	0
24/00485/FUL	Barnyard Croft, Church Street, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LA	19/03/2024	1	0	1						1	0
24/00628/OUT	55 New Ifton, St Martins, Oswestry, Shropshire, SY11 3AE	19/04/2024	1	0	1						1	0
24/01307/OUT	Knowsley, Southlands Avenue, Gobowen, Oswestry, Shropshire, SY11 3NF	28/05/2024	1	0	1						1	0
24/01317/OUT	Proposed Residential Development Land NE Of Sunnyside, Ellesmere Road, St Martins, Shropshire	13/06/2024	2	0	2						2	0
24/01358/FUL	Cartref, Blodwel Bank, Treflach, Oswestry, Shropshire, SY10 9HR	18/07/2024	0	0	0						0	0
24/01504/FUL	Delfan Cottage, Heddwch Lane, Pant, Oswestry, Shropshire, SY10 8LE	10/06/2024	1	0	1						1	0
24/01953/FUL	Bank House, Craig-llwyn, Trefonen, Oswestry, Shropshire, SY10 9BH	11/07/2024	0	0	0						0	0
24/02260/FUL	Proposed Residential Development Land Off B5009 And Adjacent To Donnett Close, Whittington	25/11/2024	61	0	61			11	25	25	61	0
24/03079/FUL	Proposed Residential Development Land East Of 56 Salop Road, Oswestry, Shropshire	01/10/2024	3	0	3						3	0
24/03619/FUL	Malthouse, Ifton Heath, St Martins, Oswestry, Shropshire, SY11 3DL	24/03/2025	0	0	0						0	0
24/03763/FUL	Hartlands, 57 Salop Road, Oswestry, Shropshire, SY11 2RJ	21/11/2024	-3	0	-3						-3	0
24/04120/OUT	Proposed Residential Development Land South Of B4398, Maesbrook, Shropshire	12/02/2025	4	0	4						4	0
24/04281/OUT	Land At Greenfields Farm, Maesbrook, Shropshire	18/12/2024	4	0	4						4	0
24/04545/FUL	Greystones, Selattyn, Oswestry, Shropshire, SY10 7DU	05/03/2025	-1	0	-1						-1	0

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24/04740/FUL	Proposed Dwelling To The East Of Ashmore Grove, Gobowen, Shropshire	20/02/2025	1	0	1						1	0
25/00262/FUL	103 Cabin Lane, Oswestry, Shropshire, SY11 2PF	17/03/2025	-1	0	-1						-1	0
OS/01/11811/FUL	Llynclys Hall Farm, Sweeney, Oswestry	09/08/2002	2	0	2						2	0
OS/04/13533/FUL	Wernlas, Maesbrook, Oswestry	31/03/2005	1	0	1						1	0
OS/05/13733/FUL	Mount Pleasant, Ellesmere Road, St Martins, Oswestry	20/07/2005	6	0	6						6	0
OS/06/14210/FUL	Daywell Farm, Daywall, Gobowen, Oswestry	30/03/2006	3	0	3						3	0
OS/07/15325/REM	Adj Anvic House, Rhoswiell, Weston Rhyn, Oswestry	15/01/2008	1	0	1						1	0
OS/09/15915/FUL	Part Enclosure, OS 2327, Knockin, Oswestry	11/03/2009	1	0	1						1	0
OS/09/15927/FUL	Little Trehowell, Chirk, Wrexham	17/03/2009	2	0	2						2	0
10/05055/FUL	Red Hill Farm, Redhill, Shifnal	17/01/2011	7	3	4						4	0
15/04034/FUL	Proposed Barn Conversions At Chadwell Court, Chadwell, Newport, Shropshire	14/03/2016	3	1	2						2	0
18/03993/FUL	Stables At Tong Forge, Shifnal, Shropshire	01/03/2019	1	0	1						1	0
20/01533/FUL	Proposed Barn Conversion East Of Red Hill View, Sheriffhales, Shropshire	01/10/2020	1	0	1						1	0
22/02926/FUL	Proposed Residential Development Land SW Of 24, The Lindens, Shifnal, Shropshire	24/01/2023	2	0	2						2	0
22/03250/FUL	Meashill Farm, Offoxey Road, Tong, Shifnal, Shropshire, TF11 8QB	19/12/2022	-1	0	-1						-1	0
23/02771/FUL	Land At Lamledge Lane, Shifnal, Shropshire	30/11/2023	6	0	6						6	0
23/02777/FUL	84 Heath Hill, Sheriffhales, Shifnal, Shropshire, TF11 8RR	18/08/2023	1	0	1						1	0
23/03205/FUL	Woodside Farm, Lizard Lane, Tong, Shifnal, Shropshire, TF11 8QE	18/09/2023	-1	0	-1						-1	0
23/05265/FUL	Glendene, Grooms Lane, Kemberton, Shifnal, Shropshire, TF11 9LS	02/02/2024	0	0	0						0	0
24/00195/FUL	Proposed Residential Barn Conversion North Of Lilyhurst Farm, Lilyhurst, Sheriffhales, Shropshire	20/03/2024	1	0	1						1	0
24/01081/FUL	Amberleigh Care Ltd, The Oaks, Redhill, Shifnal, Sheriffhales, Shropshire, TF2 9NZ	24/04/2024	1	0	1						1	0

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24/02199/FUL	The Uplands, Wolverhampton Road, Shifnal, Shropshire, TF11 9HA	07/01/2025	-1	0	-1						-1	0
24/02732/FUL	Proposed Residential Barn Conversion At Church Farm, Hall Lane, Kemberton, Shifnal, Shropshire	18/10/2024	1	0	1						1	0
24/04264/FUL	North East Of Park Farm, Wolverhampton Road, Shifnal, Shropshire	27/01/2025	1	0	1						1	0
BR/APP/FUL/06/0208	Land Opp 3 Shrewsbury Road, Shifnal	23/05/2006	3	0	3						3	0
BR/APP/FUL/07/0910	7 Shrewsbury Road, Shifnal	21/12/2007	1	0	1						1	0
10/01008/FUL	Land Adj Daisyfields, Marche Lane, Halfway House, Shrewsbury	06/05/2010	1	0	1						1	0
10/05075/FUL	Yeaton Manor, Yeaton, Baschurch, Shrewsbury	17/01/2011	4	0	4						4	0
10/05179/FUL	The Poplars, Great Ness, Shrewsbury	04/03/2011	1	0	1						1	0
11/00696/FUL	St Davids Presbyterian Church, Belmont Bank, Shrewsbury	03/05/2011	1	0	1						1	0
11/00763/FUL	Coton Hill Farm, Corporation Lane, Shrewsbury	21/06/2011	1	0	1						1	0
11/05365/FUL	Shrubbery Farm, Hinton, Shrewsbury, SY5 9PZ	26/09/2013	2	1	1						1	0
12/01210/FUL	Barn At Middle, Shadymoor Farm, Dorrington, Shrewsbury	24/07/2012	1	0	1						1	0
12/01959/FUL	Lower House Farm, Off B4386, Yockleton, Shrewsbury, SY5 9PZ	07/03/2013	1	0	1						1	0
12/03671/FUL	Land Adj 1 Quarry View, Cound, Shrewsbury, Shropshire, SY5 6EL	18/02/2014	1	0	1						1	0
13/00471/REM	Adj To 94 London Road, Shrewsbury	29/05/2013	1	0	1						1	0
13/01024/FUL	Fitz Farm, Mytton, Shrewsbury, Shropshire, SY4 3AS	02/09/2015	4	0	4						4	0
13/03158/FUL	Bings Heath Farm, Bings Heath, Shrewsbury, SY4 4BZ	21/02/2014	1	0	1						1	0
13/03309/FUL	Old Bush Inn, 141 Abbey Foregate, Shrewsbury, SY2 6AP	26/01/2016	8	5	3						3	0
13/03463/FUL	Outbuildings Adjacent Oaks Cottages, The Oaks, Wrentall, Shrewsbury, Shropshire	07/04/2014	3	1	2						2	0
13/04790/FUL	Bicton Hall, Bicton Lane, Bicton, Shrewsbury, SY3 8EU	24/04/2015	2	1	1						1	0
14/01187/FUL	Former Stanwardine Methodist Chapel, Stanwardine In The Fields, Baschurch, Ellesmere, Shropshire, SY4 2HA	07/08/2014	1	0	1						1	0

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14/03166/FUL	Land At Ness Strange, Great Ness, Nesscliffe, Shropshire	24/09/2015	1	0	1						1	0
14/03858/FUL	Proposed Earth Sheltered Eco Dwelling At Hopton, Nesscliffe, Shrewsbury, Shropshire	02/07/2015	1	0	1						1	0
15/00586/FUL	Boreatton Hall, Boreatton, Baschurch, Shrewsbury, Shropshire, SY4 2EP	01/07/2015	1	0	1						1	0
15/00636/FUL	Mytton Hall, Mytton, Shrewsbury, Shropshire, SY4 1EU	29/04/2015	1	0	1						1	0
15/01692/FUL	Rosedale, Wollaston, Shrewsbury, Shropshire, SY5 9DS	21/04/2016	0	0	0						0	0
15/03651/FUL	Workshop North East Of The Rope Walk, Lyth Hill, Shrewsbury, Shropshire	19/02/2016	1	0	1						1	0
15/04542/FUL	Land South West Of Longden Common, Shrewsbury, Shropshire	30/01/2017	1	0	1						1	0
15/04703/FUL	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	01/09/2016	3	0	3						3	0
15/04704/FUL	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	22/09/2016	2	0	2						2	0
15/04731/FUL	Land West Of 18 The Mount, Shrewsbury, Shropshire	23/06/2016	1	0	1						1	0
16/00670/REM	Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	26/05/2017	10	0	10						10	0
16/00714/FUL	Lower Trefnant Farm, Winnington, Halfway House, Shrewsbury, Shropshire, SY5 9DL	24/05/2017	2	0	2						2	0
16/01008/REM	Proposed Residential Development, East Of Welbatch Farm, Hookagate, Shrewsbury, Shropshire	03/06/2016	2	1	1						1	0
16/02361/REM	Land At Wilcott, Shrewsbury, Shropshire	01/11/2016	2	0	2						2	0
16/03221/FUL	Barns At Winnington Lodge Farm,, Winnington, Westbury, Shropshire	20/02/2017	2	0	2						2	0
16/03825/FUL	Oak Cottage, Hanwood Road, Shrewsbury, Shropshire, SY5 8NT	05/12/2016	2	1	1						1	0
16/04075/VAR	Wilcot House, Wilcott, Shrewsbury, Shropshire, SY4 1BJ	13/12/2013	1	0	1						1	0
16/04232/REM	Proposed Dwelling West Of Ryton Villa Court, Little Ryton, Shrewsbury, Shropshire	31/10/2016	1	0	1						1	0

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17/00324/FUL	39 St Johns Hill, Shrewsbury, Shropshire, SY1 1JQ	26/04/2017	3	0	3						3	0
17/01920/FUL	Proposed Dwelling To The South Of Stapleton, Shrewsbury, Shropshire	01/02/2018	1	0	1						1	0
17/02154/OUT	Land Adj Station Bungalow, Ford, Shrewsbury, Shropshire	06/04/2018	1	0	1						1	0
17/04223/FUL	Abbey Court, Abbey Foregate, Shrewsbury, SY2 6UA	03/11/2017	1	0	1						1	0
17/05459/REM	Proposed Dwelling Adj Laburnum Cottage, Wattlesborough, Shrewsbury, Shropshire	18/05/2018	1	0	1						1	0
17/05538/FUL	The Stew, Frankwell, Shrewsbury, Shropshire, SY3 8JR	14/08/2019	7	0	7						7	0
17/05544/FUL	Heath Farm, Heath Drive, Wattlesborough Heath, Shrewsbury, SY5 9DY	14/07/2020	1	0	1						1	0
17/05964/FUL	Land West Of Wingfield Cottage, Montford Bridge, Shrewsbury, Shropshire	26/03/2020	1	0	1						1	0
18/00287/FUL	Proposed Residential Development, Land To The North East Of Hookagate, Shrewsbury, Shropshire	26/07/2018	1	0	1						1	0
18/00816/VAR	Vashlyn, Woodfield Road, Shrewsbury, Shropshire, SY3 8LU	14/05/2015	4	0	4						4	0
18/01958/FUL	Rear Of 141 Abbey Foregate, Shrewsbury, Shropshire	13/11/2018	2	0	2						2	0
18/02045/REM	Development East Of Stoneycroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH	03/01/2018	1	0	1						1	0
18/02218/REM	Land West Of Hafod, Weston Lullingfield, Shropshire	11/09/2018	1	0	1						1	0
18/03162/FUL	Barn North East Of Rossall Grange, Shrewsbury, Shropshire	26/10/2018	1	0	1						1	0
18/03967/REM	Land North Of Top Farm, Kinton, Shrewsbury, Shropshire	26/10/2018	1	0	1						1	0
18/04418/FUL	The Dairy, Rowton, Halfway House, Shrewsbury, Shropshire, SY5 9EP	07/02/2019	1	0	1						1	0
18/04955/FUL	Merrington Grange, 9 - 10 Merrington, Shrewsbury, Shropshire, SY4 3QJ	11/01/2019	1	0	1						1	0
18/04964/FUL	Proposed Dwelling West Of Montpelier House, Alton Terrace, Belle Vue Road, Shrewsbury, Shropshire	01/03/2019	1	0	1						1	0

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18/05094/FUL	16 Oak Tree Drive, Bayston Hill, Shrewsbury, SY3 0LP	13/02/2019	1	0	1						1	0
19/00234/FUL	Yockleton Grange, Yockleton, Shrewsbury, Shropshire, SY5 9PQ	22/03/2019	15	0	15						15	0
19/00420/FUL	Land South West Of Brook Farm, Longden Common, Shrewsbury, Shropshire	17/09/2019	1	0	1						1	0
19/00529/FUL	The Maltings Salon, 92 St Michaels Street, Shrewsbury, Shropshire, SY1 2HA	03/04/2019	1	0	1						1	0
19/01060/FUL	Land SW Of Millrace Cottage, Longmeadow Drive, Shrewsbury, Shropshire	01/05/2019	1	0	1						1	0
19/01067/FUL	Upper Eyton Farm, Alberbury, Shrewsbury, Shropshire, SY5 9AB	09/08/2019	4	1	3						3	0
19/01162/FUL	19 Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	11/07/2019	1	0	1						1	0
19/01463/REM	4 Felton Butler Cottages, Nesscliffe, Shrewsbury, Shropshire, SY4 1AS	12/07/2021	1	0	1						1	0
19/02558/REM	Proposed Residential Development Land To The South Of Annscroft, Shrewsbury, Shropshire	02/08/2019	3	0	3						3	0
19/02852/FUL	Warehouses At Coton Farm, Brompton, Cross Houses, Shrewsbury, Shropshire, SY5 6LF	11/10/2019	3	0	3						3	0
19/02919/REM	Stoney Lee, Ford Heath, Shrewsbury, Shropshire, SY5 9GQ	23/08/2019	0	0	0						0	0
19/02949/REM	Proposed Residential Development Car Park And Premises, Old Coleham, Shrewsbury, SY3 7BP	04/11/2019	43	0	43						43	0
19/03521/REM	Proposed Dwelling South Of The Firs, Exfords Green, Shrewsbury, Shropshire	17/11/2020	1	0	1						1	0
19/03923/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1	0
19/03935/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1	0
19/03936/FUL	Proposed Residential Development South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	05/11/2019	1	0	1						1	0

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19/04148/FUL	Stable North Of The Hollies, Weston Lullingfields, Shropshire	15/05/2020	1	0	1						1	0
19/04202/OUT	Lord Hill Hotel, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	07/09/2021	25	0	25						25	0
19/04553/FUL	Barn West Of East Grove Farm, Isle Lane, Bicton, Shropshire	09/12/2019	1	0	1						1	0
19/04746/REM	Proposed Dwelling Adjacent The Hawthorns, Oteley Road, Shrewsbury, Shropshire	29/01/2020	1	0	1						1	0
19/04863/FUL	Proposed Barn Conversion East Of Holly Cottages, Rowton, Halfway House, Shropshire	21/02/2020	1	0	1						1	0
19/05448/FUL	Land SW Of Long Meadow 127B, Longmeadow Drive, Shrewsbury, Shropshire	19/10/2020	1	0	1						1	0
20/00605/FUL	Land At High Sett, Plex Lane, Albrighton, Shrewsbury, Shropshire	07/04/2020	1	0	1						1	0
20/00692/FUL	Land North West Of Westley House Farm, Horsebridge, Minsterley, Shropshire	07/10/2020	1	0	1						1	0
20/00701/FUL	Land South Of Westside, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	02/04/2020	1	0	1						1	0
20/00758/FUL	Wallop Hall, Westbury, Shrewsbury, Shropshire	08/07/2020	1	0	1						1	0
20/01439/FUL	Villa Farm, Withington, Shrewsbury, Shropshire, SY4 4PU	04/09/2020	1	0	1						1	0
20/01613/FUL	6 Market Street, Shrewsbury, SY1 1LE	16/06/2020	1	0	1						1	0
20/01957/FUL	Development Land At Churncote Off Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	01/03/2022	340	185	155	60	60	35			155	0
20/02326/FUL	Lime Tree Yard, New Park Road, Shrewsbury, Shropshire, SY1 2RS	03/03/2021	9	0	9						9	0
20/03353/FUL	Proposed Barn Conversions At Ensdon, Montford Bridge, Shrewsbury, Shropshire	07/12/2020	2	0	2						2	0
20/03996/FUL	Land On The West Side Of St Michaels Street, Shrewsbury	26/11/2020	5	0	5						5	0
20/04936/FUL	Rose Cottage, Holyhead Road, Montford, Shrewsbury, SY4 1AU	14/05/2021	0	0	0						0	0
20/05025/FUL	Land To The North Of Barracks Lane, Off The Mount, Shrewsbury, Shropshire	07/01/2022	1	0	1						1	0

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20/05065/OUT	Flax Mill, Spring Gardens, Shrewsbury, Shropshire	10/05/2021	120	0	120			20	40	40	100	20
20/05217/FUL	Site Of Former Sports And Social Club And Bowling Green, Albert Road, Shrewsbury, Shropshire SY1 4JB	22/05/2023	26	0	26						26	0
20/05286/FUL	Spring Cottage, Lyth Hill, Shrewsbury, SY3 OBS	03/08/2021	0	0	0						0	0
21/00004/FUL	7 High Street, Shrewsbury, SY1 1SP	08/04/2021	1	0	1						1	0
21/00451/FUL	Proposed Residential Barn Conversion At Berriewood Farm, Berriewood Lane, Conover, Shrewsbury, Shropshire	06/12/2021	1	0	1						1	0
21/00875/REM	Proposed Dwelling To The East Of Mount Pleasant Road, Shrewsbury, Shropshire	08/04/2021	1	0	1						1	0
21/01345/FUL	Barn At Bicton House, Holyhead Road, Bicton, Shrewsbury, Shropshire	06/10/2021	3	0	3						3	0
21/01540/FUL	6 Shoplatch, Shrewsbury, SY1 1HF	16/09/2021	2	0	2						2	0
21/01638/OUT	Proposed Residential Development Land To The East Of, Stoneleigh Close, Acton Burnell, Shropshire	09/05/2022	9	0	9						9	0
21/02213/FUL	Proposed Dwelling To The South Of Fitz, Shrewsbury, Shropshire	13/07/2022	1	0	1						1	0
21/02363/FUL	Chronicle House, Chester Street, Shrewsbury, SY1 2DJ	05/07/2021	1	0	1						1	0
21/02429/FUL	Proposed Dwelling West Of Blythe Cottage, Shelton Lane, Shrewsbury, Shropshire	21/12/2021	1	0	1						1	0
21/02839/FUL	1 And 2 Sheinwood Farm, Sheinton Road, Shrewsbury, Shropshire, TF13 6NR	14/10/2022	2	0	2						2	0
21/03024/FUL	Land South Of Millrace Cottage, Longmeadow Drive, Shrewsbury, Shropshire	10/08/2021	1	0	1						1	0
21/03378/REM	Proposed Care Home, Shillingston Drive, Berwick Grange, Shrewsbury, Shropshire	21/03/2022	37	0	37						37	0
21/03455/FUL	Proposed Dwelling West Of 1 Caradoc View, Hanwood, Shrewsbury, Shropshire	02/12/2021	1	0	1						1	0
21/03492/FUL	Proposed Dwelling Adj Reservoir, Shrawardine, Shrewsbury, Shropshire	18/05/2022	1	0	1						1	0

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21/03493/FUL	Milestone Garden Ornaments, Alberbury, Shrewsbury, Shropshire, SY5 9AD	19/10/2021	2	0	2						2	0
21/03843/FUL	Garmston Barn, Garmston, Easton Constantine, Shrewsbury, Shropshire, SY5 6RL	09/12/2021	1	0	1						1	0
21/04188/FUL	Brook Barn, Stapleton, Dorrington, Shrewsbury, Shropshire, SY5 7EJ	05/07/2022	1	0	1						1	0
21/04211/FUL	Greenacres Rural Training Centre, Fenemere Lane, Fenemere, Baschurch, SY4 2JA	16/09/2022	8	0	8						8	0
21/04367/FUL	Proposed Dwelling, Garage Adjacent Swift Water, Lower Fold, The Fold, Dorrington, Shrewsbury, Shropshire, SY5 7JG	28/01/2022	1	0	1						1	0
21/05138/FUL	Land South Of Mytton, Shrewsbury, Shropshire	21/12/2021	2	1	1						1	0
21/05141/FUL	Proposed Dwelling South Of 45 Old Coleham, Shrewsbury, Shropshire	23/02/2022	1	0	1						1	0
21/05233/FUL	Proposed Residential Development At Holyhead Road, Nesscliffe, Shrewsbury, Shropshire	23/12/2021	1	0	1						1	0
21/05743/OUT	Land Off Ellesmere Road, Hencote, Shrewsbury, Shropshire	02/03/2023	204	0	204			204			204	0
21/05900/FUL	Land At Manor Farm, Preston Gubbals, Shrewsbury, Shropshire	19/08/2022	0	0	0						0	0
21/05981/FUL	Proposed Residential Development Site North Of, London Road, Shrewsbury, Shropshire	10/10/2022	134	24	110	38	38	34			110	0
22/00025/FUL	Shrewsbury Training And Development Centre, Racecourse Crescent, Shrewsbury, Shropshire, SY2 5BP	04/04/2022	13	0	13						13	0
22/00056/REM	Proposed Residential Development Land To The West Of, Battlefield Road, Shrewsbury, Shropshire	26/01/2023	98	0	98	38	38	22			98	0
22/00227/FUL	Church House Barn, Church House Farm, Little Ness, Shrewsbury, Shropshire, SY4 2LG	26/04/2022	1	0	1						1	0
22/00509/FUL	Fitz Farm, Fitz, Shrewsbury, Shropshire	04/10/2022	2	0	2						2	0
22/01044/FUL	Site Of The Cygnets, Hookagate, Shrewsbury, Shropshire	17/05/2022	8	0	8						8	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
22/01275/FUL	Abbey Court Guest House, 134 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AU	10/05/2022	3	0	3						3	0
22/01293/REM	Land South Of Mytton, Mytton, Shrewsbury, Shropshire	25/05/2022	3	0	3						3	0
22/01583/FUL	77 Wyle Cop, Shrewsbury, Shropshire, SY1 1UT	06/06/2022	6	0	6						6	0
22/01619/FUL	Proposed Residential Development Land North East Of Grove Lane, Bayston Hill, Shrewsbury, Shropshire	28/06/2022	2	0	2						2	0
22/01647/FUL	Proposed Conversion Of Outbuilding West Of Churton House, Church Pulverbatch, Shrewsbury, Shropshire	07/06/2022	1	0	1						1	0
22/02138/FUL	8B College Hill, Shrewsbury, Shropshire, SY1 1LZ	16/12/2022	1	0	1						1	0
22/02193/FUL	Proposed Dwelling To The North East Of Rowley, Westbury, Shropshire	06/09/2022	1	0	1						1	0
22/02361/FUL	Stoneybank, Weir Road, Hanwood, Shrewsbury, SY5 8LA	13/07/2022	0	0	0						0	0
22/02909/FUL	Former F W Thornton, 55 - 57 Wyle Cop, Shrewsbury, Shropshire, SY1 1XJ	26/01/2023	8	0	8						8	0
22/02949/REM	Proposed Residential Development Land To The West Of Ellesmere Road, Shrewsbury, Shropshire	10/05/2023	36	0	36				29	16	45	0
22/03073/FUL	Land South Of Old Heath, Shrewsbury, Shropshire	31/08/2022	1	0	1						1	0
22/03277/FUL	South of 27 Harlescott Crescent, Shrewsbury, SY1 3AU	01/09/2022	1	0	1						1	0
22/03373/FUL	Swift Water, Lower Fold, The Fold, Dorrington, Shrewsbury, Shropshire, SY5 7JD	29/11/2022	1	0	1						1	0
22/03478/FUL	16 Shrewsbury Road, Bomere Heath, Shrewsbury, Shropshire, SY4 3PD	29/09/2022	1	0	1						1	0
22/03509/FUL	Proposed Dwelling North Of Royal Oak, Pitchford Road, Conover, Shrewsbury, Shropshire	07/10/2022	1	0	1						1	0
22/03543/FUL	Proposed Residential Development Land To The South Of Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	07/07/2023	106	17	89	38	38	13			89	0
22/03752/FUL	Land Adjacent To Melville House, Station Road, Baschurch, Shropshire	23/03/2023	48	36	12						12	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
22/03877/FUL	Proposed Commercial Development Land To The South Of Hazledine Way, Shrewsbury, Shropshire	17/08/2023	42	0	42						42	0
22/03933/FUL	Land To Rear Of Number 155 Abbey Foregate, Shrewsbury, Shropshire, SY2 6AP	31/10/2022	3	0	3						3	0
22/03957/FUL	Proposed Conversion Of Agricultural Building NW Of Wood Farm, Westbury, Shrewsbury, Shropshire	01/11/2022	1	0	1						1	0
22/04283/FUL	Proposed Dwelling West Of 18, The Mount, Shrewsbury, Shropshire	16/11/2022	1	0	1						1	0
22/04331/REM	Proposed Development Land To The South Of Meole Brace Retail Park, Shrewsbury, Shropshire	13/02/2023	150	46	104	50	54				104	0
22/04356/FUL	Proposed Grooms Accommodation At Longner Hall, Uffington, Shrewsbury, Shropshire	29/11/2022	1	0	1						1	0
22/04636/FUL	Barns To The North East Of Manor Farm, Preston Gubbals, Shrewsbury, Shropshire	27/01/2023	1	0	1						1	0
22/04860/FUL	The Anchor Inn, Gloucester Road, Shrewsbury, Shropshire, SY1 3PR	12/01/2024	13	0	13						13	0
22/04892/FUL	Tythe House Farm, Ford Heath, Shrewsbury, Shropshire, SY5 9GD	27/02/2023	1	0	1						1	0
22/04916/FUL	Proposed Affordable Dwelling West Of The Clamp, Shrawardine, Shrewsbury, Shropshire	13/11/2023	1	0	1						1	0
22/04923/FUL	23 Belle Vue Road, Shrewsbury, Shropshire, SY3 7LN	23/12/2022	2	0	2						2	0
22/04981/FUL	62 Longden Road, Shrewsbury, Shropshire, SY3 7HG	21/12/2022	2	0	2						2	0
22/05020/FUL	Land Adj Brewery House, Longden Coleham, Shrewsbury, Shropshire	03/01/2023	1	0	1						1	0
22/05153/OUT	Phase 2 Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	12/09/2023	6	0	6						6	0
22/05535/FUL	Stanwardine Hall, Stanwardine In The Wood, Cockshutt, Shropshire, SY12 0JL	03/03/2023	1	0	1						1	0
22/05537/FUL	Proposed Dwelling To The East Of, Upper Road, Shrewsbury, Shropshire	06/02/2023	1	0	1						1	0
22/05688/FUL	Land Rear Of 2 Spring Cottages, Hookagate, Shrewsbury, Shropshire	22/04/2024	1	0	1						1	0

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22/05703/FUL	Residential Development Land At Former Water Tower, Wilcot Avenue, Wilcott, Shrewsbury, Shropshire	21/03/2023	4	0	4						4	0
22/05744/FUL	Proposed Residential Development Land To The South Of Bomere Heath, Shrewsbury, Shropshire	15/05/2024	62	0	62	12	25	25			62	0
23/00391/FUL	Proposed Barn Conversion At Upper Cothercott, Pulverbatch, Shrewsbury, Shropshire	25/05/2023	1	0	1						1	0
23/00455/FUL	39 - 40 Castle Street, Shrewsbury, Shropshire, SY1 2BW	17/04/2023	1	0	1						1	0
23/00785/FUL	Nesscliffe Hotel, Holyhead Road, Nesscliffe, Shrewsbury, Shropshire, SY4 1DB	20/04/2023	1	0	1						1	0
23/00993/FUL	Zions Hill Presbyterian Chapel, Baschurch Road, Bomere Heath, Shrewsbury, Shropshire	10/05/2023	1	0	1						1	0
23/01496/FUL	Pen Y Fron, Westbury, Shrewsbury, Shropshire, SY5 9RL	25/05/2023	0	0	0						0	0
23/01792/OUT	125 Wenlock Road, Shrewsbury, Shropshire, SY2 6JX	11/08/2023	1	0	1						1	0
23/01854/FUL	Salopian Sports, 17 Wyle Cop, Shrewsbury, Shropshire, SY1 1XB	21/06/2023	3	0	3						3	0
23/01945/FUL	Montpelier House, Belle Vue Road, Shrewsbury, Shropshire, SY3 7NR	04/07/2023	1	0	1						1	0
23/02093/FUL	3 Holyhead Road, Nesscliffe, Shrewsbury, Shropshire	06/07/2023	1	0	1						1	0
23/02124/FUL	The Stables, Limes Paddock, Dorrington, Shrewsbury, Shropshire, SY5 7LF	29/08/2023	0	0	0						0	0
23/02207/FUL	Proposed Residential Development North Of Kinton Business Park, Kinton, Shrewsbury, Shropshire	10/05/2024	1	0	1						1	0
23/02220/FUL	Lymehurst Residential Home, 112 Ellesmere Road, Shrewsbury, Shropshire, SY1 2QT	03/04/2024	-4	-18	-4						-4	0
23/02235/FUL	86 Whitemere Road, Shrewsbury, Shropshire, SY1 3DD	25/07/2023	1	0	1						1	0
23/02549/FUL	Workshop Adjacent Glencoe, Walford Heath, Shrewsbury, Shropshire, SY4 3AZ	07/11/2023	1	0	1						1	0
23/02695/FUL	Proposed Residential Development Land To The North Of Betley Lane, Bayston Hill, Shrewsbury, Shropshire	10/08/2023	2	0	2						2	0

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23/02790/FUL	31 Nibs Heath, Montford Bridge, Shrewsbury, Shropshire, SY4 1HL	21/08/2023	0	0	0						0	0
23/02934/FUL	Proposed Affordable Housing Exception Site West Of Merrington Road, Bomere Heath, Shrewsbury, Shropshire	06/12/2024	19	0	19						19	0
23/03165/FUL	Lloyds Bank Plc, 6 Mount Pleasant Road, Shrewsbury, Shropshire, SY1 3BQ	15/09/2023	1	0	1						1	0
23/03443/FUL	Ferndale, 1 Monday Town, Westbury, Shrewsbury, Shropshire, SY5 9HG	21/11/2023	0	0	0						0	0
23/03503/FUL	Former HSS Hire Shop, St Michaels Street, Shrewsbury, Shropshire, SY1 2ES	24/11/2023	8	0	8						8	0
23/03517/FUL	Proposed Residential Development Land South Of Merrington, Bomere Heath, Shropshire	13/09/2024	1	0	1						1	0
23/03578/FUL	Fenemere Manor, Fenemere, Baschurch, Shropshire, SY4 2JG	25/09/2023	1	0	1						1	0
23/03634/FUL	Eye Manor, Eaton Constantine, Shrewsbury, Shropshire, SY5 6SQ	23/10/2023	1	0	1						1	0
23/03766/FUL	19 Kennedy Road, Shrewsbury, Shropshire, SY3 7AB	16/01/2024	0	0	0						0	0
23/03843/FUL	Land At William Farr House, Mytton Oak Road, Shrewsbury, Shropshire, SY3 8XL	12/02/2024	76	0	76		76				76	0
23/03972/FUL	Bicton Heath House, Knowsley Drive, Bicton Heath, Shrewsbury, SY3 5DH	07/02/2024	4	0	4						4	0
23/04053/FUL	Barkers House, Withington, Shrewsbury, Shropshire, SY4 4QG	22/11/2023	0	0	0						0	0
23/04227/FUL	3 New Street, Shrewsbury, Shropshire, SY3 8JN	15/12/2023	1	0	1						1	0
23/04421/FUL	Talbot House, Market Street, Shrewsbury, Shropshire, SY1 1LG	05/12/2023	1	0	1						1	0
23/04741/FUL	Proposed Residential Development Land, North Of Stepliss, Winnington, Halfway House, Shropshire	10/09/2024	2	0	2						2	0
23/04744/FUL	The Belvidere, Crowmere Road, Shrewsbury, SY2 5LA	07/02/2024	9	0	9						9	0
23/05125/FUL	Fairford Place, Longden Coleham, Shrewsbury, Shropshire	25/01/2024	7	0	7						7	0
23/05162/OUT	Former Bowling Green, Ford, Shrewsbury, Shropshire	09/10/2024	1	0	1						1	0
23/05287/FUL	Proposed Residential Development To The South Of Cross Lane, Bayston Hill, Shrewsbury, Shropshire	30/01/2024	2	0	2						2	0

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23/05453/VAR	Proposed Residential Development Land West Of Ye Old Farm, Stapleton, Shrewsbury, Shropshire	19/03/2024	3	0	3						3	0
23/05460/FUL	Barn At Norton House, Bings Heath, Shrewsbury, Shropshire	07/02/2024	1	0	1						1	0
24/00030/FUL	1 Claremont Bank, Shrewsbury, Shropshire, SY1 1RW	06/03/2024	1	0	1						1	0
24/00243/FUL	17A Swan Hill, Shrewsbury, Shropshire, SY1 1NL	15/03/2024	1	0	1						1	0
24/00388/OUT	3 Loxdale, Shrewsbury, Shropshire, SY3 6AE	09/05/2024	1	0	1						1	0
24/00470/FUL	Upper Floors To 12 And 13 Mardol Head, Shrewsbury, Shropshire, SY1 1HD	17/04/2024	1	0	1						1	0
24/00575/FUL	Proposed Residential Barn Conversion At Wigley, Stoney Stretton, Shrewsbury, Shropshire	10/04/2024	1	0	1						1	0
24/00729/FUL	34 Bynner Street, Shrewsbury, Shropshire, SY3 7NZ	03/05/2024	1	0	1						1	0
24/00944/FUL	Land Adjacent 3 Sharpstones Lane, Bayston Hill, Shrewsbury, Shropshire	09/05/2024	1	0	1						1	0
24/00959/FUL	Land Adjacent To 42 Old Coleham, Shrewsbury, Shropshire, SY3 7BU	29/04/2024	1	0	1						1	0
24/01022/REM	Proposed Dwelling To The East Of Tythe House, Welshpool Road, Bicton Heath, Shrewsbury, Shropshire	30/05/2024	1	0	1						1	0
24/01248/FUL	Proposed Development Land At Redhill, Shrewsbury, Shropshire	04/09/2024	2	0	2						2	0
24/01340/FUL	Former Builders Yard, Red Barn Lane, Shrewsbury, Shropshire	11/07/2024	2	0	2						2	0
24/01493/FUL	2B The Mount, Shrewsbury, Shropshire, SY3 8PS	24/06/2024	2	0	2						2	0
24/01723/FUL	Former Public Conveniences, St Julians Friars, Shrewsbury, Shropshire	17/01/2025	1	0	1						1	0
24/01726/FUL	First Floor Flat, 110 St Michaels Street, Shrewsbury, Shropshire, SY1 2EU	26/06/2024	3	0	3						3	0
24/01762/FUL	Proposed Dwelling North Of 3 Pyepit Cottages, Condoover, Shrewsbury, Shropshire	01/07/2024	1	0	1						1	0
24/01890/FUL	Land At Maxfield Drive, Shrewsbury, Shropshire, SY2 6GW	21/02/2025	64	0	64			64			64	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/01947/FUL	Candle Lane Books, 28 - 29 Princess Street, Shrewsbury, Shropshire, SY1 1LW	14/08/2024	2	0	2						2	0
24/02371/FUL	Proposed Residential Barn Conversion To The South Of Uckington, Shrewsbury, Shropshire	14/08/2024	1	0	1						1	0
24/02436/FUL	Proposed Residential Development North Of The Mount, Shrewsbury, Shropshire	21/10/2024	1	0	1						1	0
24/02504/FUL	Proposed Residential Barn Conversions East Of Atcham Grange, Atcham, Shrewsbury, Shropshire	06/09/2024	4	0	4						4	0
24/02548/FUL	Proposed Dwelling West Of 57 Longden Road, Shrewsbury, Shropshire	08/10/2024	1	0	1						1	0
24/02660/FUL	Proposed Residential Barn Conversion West Of The Hill, Hopton, Nesscliffe, Shropshire	29/08/2024	1	0	1						1	0
24/02986/FUL	Southfields, Calcott Crescent, Bicton Heath, Shrewsbury, Shropshire, SY3 8EY	27/11/2024	-1	0	-1						-1	0
24/03095/FUL	The Pound, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DJ	16/10/2024	0	0	0						0	0
24/03103/FUL	Proposed Conversion Of Building South Of Belmont Bank, Shrewsbury, Shropshire	07/10/2024	3	0	3						3	0
24/03214/FUL	Proposed Dwelling North East Of 109, Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire	27/09/2024	1	0	1						1	0
24/03256/FUL	Barn South East Of Oakshall Farm, Plealey, Shrewsbury, Shropshire	22/10/2024	1	0	1						1	0
24/03306/FUL	Monkmoor Trading Estate, Monkmoor Road, Shrewsbury, Shropshire	01/11/2024	8	0	8						8	0
24/03538/FUL	Tiled House, Wallop, Westbury, Shrewsbury, Shropshire, SY5 9RT	12/11/2024	1	0	1						1	0
24/03659/REM	Proposed Agricultural Workers Dwelling, Land At Bettonfield, Betton Strange, Cross Houses, Shropshire	05/11/2024	1	0	1						1	0
24/03897/FUL	Car Park At Whitehall, Monkmoor Road, Shrewsbury, Shropshire, SY2 5AP	22/01/2025	25	0	25						25	0
24/04008/FUL	Proposed Dwelling SW Of Reabrook Villa, Hookagate, Shrewsbury, Shropshire	12/12/2024	1	0	1						1	0

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24/04147/FUL	Proposed Residential Development Land West Of White House Gardens, Shrewsbury, Shropshire	13/02/2025	1	0	1						1	0
24/04206/FUL	Springfields, Rowton, Shrewsbury, Shropshire, SY5 9EJ	22/01/2025	0	0	0						0	0
24/04423/FUL	Walford Heath Nurseries, Walford Heath, Shrewsbury, Shropshire, SY4 2HT	28/01/2025	0	0	0						0	0
24/04424/REM	Proposed Residential Development Land East Of The Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire	24/01/2025	2	0	2						2	0
24/04605/FUL	5-6 Weston Court, Featherbed Lane, Harlescott, Shrewsbury, Shropshire, SY1 4AJ	07/03/2025	1	0	1						1	0
24/04656/FUL	Proposed Residential Barn Conversion East Of Westley Farm, Bayston Hill, Shrewsbury, Shropshire	13/02/2025	1	0	1						1	0
24/04710/FUL	8 Grafton, Shrewsbury, Shropshire, SY4 1HJ	28/02/2025	2	0	2						2	0
24/04818/FUL	Proposed Dwelling South Of 31 Berwick Avenue, Shrewsbury, Shropshire	28/02/2025	1	0	1						1	0
24/04836/FUL	First And Second Floor, 32 High Street, Shrewsbury, Shropshire, SY1 1SF	25/02/2025	1	0	1						1	0
24/04853/FUL	Greenfields, Forton Heath, Shrewsbury, Shropshire, SY4 1HB	20/02/2025	0	0	0						0	0
SA/07/1307/F	The Coach House, Wilcot Hall, Wilcot, Shrewsbury	27/11/2007	2	0	2						2	0
SA/08/0330/F	5, 6 & 7 St Austins Street, Shrewsbury	23/05/2008	7	0	7						7	0
SA/08/1520/F	Marche Manor, Marche Lane, Halfway House, Shrewsbury	26/06/2009	7	0	7						7	0
SA/09/0171/F	Dorrington Grove, Leebotwood, Church Stretton	26/06/2009	1	0	1						1	0
09/01981/FUL	Common Wood Farm, Common Wood, Wem, Shrewsbury	18/12/2009	3	1	2						2	0
09/03968/FUL	Moston Grange, Moston, Stanton, Shrewsbury	23/02/2010	4	0	4						4	0
10/01997/FUL	Grafton Farm, Loppington, Shrewsbury	26/05/2011	3	1	2						2	0
11/03525/FUL	Firdene, Ellesmere Road, Harmer Hill, Shrewsbury	16/12/2011	5	1	4						4	0
14/05192/REM	Jubilee Cottage, Jubilee Street, Clive, Shrewsbury, Shropshire, SY4 3JZ	25/02/2015	2	0	2						2	0
18/00824/FUL	Shawbury Park, Shawbury, Shropshire	03/09/2018	4	0	4						4	0

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19/05452/FUL	Mossley Well Farm, Whixall, Whitchurch, Shropshire, SY13 2SA	28/05/2020	1	0	1						1	0
20/00902/FUL	North Of Woodmill Farm, Platt Lane, Ellerdine, Shropshire	23/04/2020	2	0	2						2	0
20/01054/OUT	Land West Of Lowe Hill Road, Wem, Shropshire	28/01/2022	100	0	100		25	25	25	25	100	0
20/01876/FUL	Burlton Grange, Burlton, Shrewsbury, Shropshire, SY4 5SX	24/02/2022	7	0	7						7	0
20/02120/FUL	Preston Farm, Preston Brockhurst, Shrewsbury, Shropshire, SY4 5QA	17/12/2020	4	0	4						4	0
20/02393/REM	Land At Sleaf, Harmer Hill, Shropshire	09/12/2020	1	0	1						1	0
20/03017/FUL	Land South The Little Wickett, Rye Bank, Wem, Shropshire	08/11/2021	1	0	1						1	0
20/03624/FUL	Woodland Farm, Wytheford Road, Shawbury, Shrewsbury, Shropshire, SY4 4JQ	15/09/2021	1	0	1						1	0
20/04246/FUL	Heath Farm House, Painsbrook Lane, Hadnall, SY4 4BB	01/03/2021	0	0	0						0	0
21/02184/FUL	19 - 21 High Street, Wem, Shropshire, SY4 5DG	24/06/2021	1	0	0						0	0
21/02214/FUL	The Red Castle, Ellesmere Road, Harmer Hill, Shrewsbury, Shropshire, SY4 3EB	17/09/2021	3	0	3						3	0
21/03070/FUL	Greystones, Butlers Bank, Shawbury, Shrewsbury, Shropshire, SY4 4HG	26/10/2022	2	0	2						2	0
21/04520/FUL	Land At Aston, Aston Village, Aston, Wem, SY4 5JH	24/03/2022	1	0	1						1	0
22/00805/FUL	Land East Of Rack Lane Garage, Rack Lane, Whixall, Shropshire	06/10/2022	2	1	1						1	0
22/01290/FUL	Land South Hall Drive, Hadnall, Shropshire	17/07/2023	4	0	4						4	0
22/01334/FUL	Barns At Booley House, Booley, Stanton Upon Hine Heath, Shropshire	18/11/2022	5	0	5						5	0
22/02398/FUL	Land East Of New Street, Wem, Shropshire	13/07/2022	1	0	1						1	0
22/03199/FUL	Horton Farm, Horton, Wem, Shrewsbury, Shropshire, SY4 5ND	16/01/2023	2	0	2						2	0
22/05030/FUL	Coed Hill, Aston Road, Wem, Shrewsbury, Shropshire, SY4 5JD	12/01/2023	2	0	2						2	0
23/00059/FUL	Old Post Office And Buildings To The Rear 25 High Street, Wem, Shrewsbury, Shropshire, SY4 5DG	18/04/2023	8	0	8						8	0
23/00873/FUL	Edinburgh House, New Street, Wem	24/01/2024	28	0	28						28	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
23/00898/FUL	Oakwood Grange, Bings Heath, Astley, Shropshire, SY4 4BY	26/04/2023	0	0	0						0	0
23/00942/FUL	Woodstyle Farm, Shrewsbury Road, Grinshill, Shrewsbury, Shropshire, SY4 3LJ	07/06/2023	7	0	7						7	0
23/01325/FUL	Proposed Local Needs Dwelling North Of 14 Waterloo, Whixall, Shropshire	31/08/2023	1	0	1						1	0
23/01451/FUL	13 Mytton Lane, Shawbury, Shrewsbury, Shropshire, SY4 4JE	16/05/2023	0	0	0						0	0
23/02012/OUT	Land Rear Of The Maltings, 119 High Street, Wem, Shropshire	19/07/2023	1	0	1						1	0
23/02662/FUL	10 - 12 High Street, Wem, Shropshire	15/08/2023	3	0	3						3	0
23/02681/FUL	The Archways, Brookside, Myddle, Shropshire, SY4 3RR	20/10/2023	1	0	1						1	0
23/02689/FUL	Pinfold Farm, Northwood, Wem, Shrewsbury, Shropshire, SY4 5NP	18/01/2024	1	0	1						1	0
23/03093/FUL	The Stables, Booley Road, Stanton Upon Hine Heath, Shropshire, SY4 4LP	01/02/2024	1	0	1						1	0
23/03256/FUL	Land Rear 73 High Street, Wem, Shrewsbury, Shropshire, SY4 6ND	06/12/2023	1	0	1						1	0
23/03817/FUL	Proposed Residential Barn Conversions At Preston Springs Farm, Palms Hill, Wem, Shropshire	25/01/2024	3	0	3						3	0
23/04082/FUL	Proposed Local Needs Dwelling To The South Of Welsh End, Whixall, Shropshire	21/05/2024	1	0	1						1	0
23/04304/FUL	Proposed Local Needs Dwellings SW Of Waterloo, Whixall, Shropshire	16/10/2024	2	0	2						2	0
23/04675/FUL	Coton Methodist Church, Coton, Whitchurch, Shropshire, SY13 3LT	08/12/2023	1	0	1						1	0
23/04757/FUL	Proposed Barn Conversions At The Pools Farm, Ellesmere Road, Wem, Shropshire	05/02/2024	3	0	3						3	0
23/04895/FUL	26 - 28 Aston Street, Wem, Shrewsbury, Shropshire, SY4 5AY	19/02/2024	6	0	6						6	0
23/05236/FUL	Proposed Residential Barn Conversions SW Of Brockhurst Farm, Aston, Wem, Shropshire	12/02/2024	2	0	2						2	0
24/00776/FUL	The Hazles, Hazles Road, Shawbury, Shropshire	26/04/2024	1	0	1						1	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/00777/FUL	Coolmoor Farm, Hazles Road, Shawbury, Shrewsbury, Shropshire, SY4 4HE	26/04/2024	1	0	1						1	0
24/00966/FUL	Springs Farm, Palms Hill, Wem, Shrewsbury, Shropshire, SY4 5PH	06/03/2025	1	0	1						1	0
24/01097/FUL	Proposed Barn Conversions North Of Bridleway Gate Farm, Preston Brockhurst, Shrewsbury, Shropshire	02/08/2024	5	0	5						5	0
24/01804/FUL	Unit 2, Central Car Park, High Street, Wem, Shropshire, SY4 5AA	29/10/2024	4	0	4						4	0
24/01902/FUL	Heal Farms, Butlers Bank, Shawbury, Shrewsbury, Shropshire, SY4 4HG	27/02/2025	1	0	1						1	0
24/01994/FUL	Proposed Residential Barn Conversion East Of 7 Lacon Holdings, Soulton Road, Soulton, Wem, Shropshire	13/09/2024	1	0	1						1	0
24/02078/FUL	Former Methodist Chapel And Sunday School, Moreton Mill, Shawbury, Shropshire	30/07/2024	1	0	1						1	0
24/02221/OUT	Hermitage Farm, Shrewsbury Road, Hadnall, Shrewsbury, Shropshire, SY4 4AG	08/10/2024	5	0	5						5	0
24/02959/FUL	Proposed Residential Development Land East Of Clive Hall, High Street, Clive, Shropshire	28/02/2025	2	0	2						2	0
24/03029/FUL	Proposed Dwelling Adjacent 9 Sycamore Drive, Wem, Shropshire	11/10/2024	1	0	1						1	0
24/03174/FUL	High Park Lodge, Edstaston Park, Wem, Shrewsbury, Shropshire, SY4 5RD	10/10/2024	0	0	0						0	0
24/03178/REM	Land South West Hadnall Hall, Hall Drive, Hadnall, Shropshire	30/09/2024	1	0	1						1	0
24/03186/FUL	Cornerways, 40 Mill Street, Wem, Shrewsbury, Shropshire, SY4 5EX	08/01/2025	1	0	1						1	0
24/03235/FUL	The Stackyard, Hatton Barns, High Hatton, Shrewsbury, Shropshire, SY4 4EZ	03/03/2025	1	0	1						1	0
NS/05/00423/FUL	Northwood Farm, Northwood, Wem, Shrewsbury	10/05/2005	3	0	3						3	0
NS/07/01589/FUL	Barn At Hazels Road, Stanton Upon Hine Heath, Shropshire	03/10/2007	1	0	1						1	0
NS/07/02302/FUL	Coton House Farm, Station Road, Prees, Whitchurch	31/01/2008	5	0	5						5	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
NS/08/01981/FUL	Myrtle Villa, New Street, Wem, Shrewsbury	07/01/2009	3	0	3						3	0
10/04536/FUL	Land Adj. 8 Calverhall, Whitchurch, SY13 4PE	08/12/2010	1	0	1						1	0
10/05259/FUL	Tilstock Hall, Tilstock, Whitchurch, SY13 3NR	04/04/2011	7	1	6						6	0
11/05484/FUL	Land Adj Wood View, Lacon Street, Prees, Whitchurch	24/05/2012	2	1	1						1	0
12/03618/FUL	Barns At Broughall House Farm, Ash Road, Whitchurch	12/02/2013	3	1	2						2	0
14/03664/FUL	Proposed Residential Development South Of The Gables Farm, Calverhall Road, Ightfield, Shropshire	24/05/2019	9	0	9						9	0
15/05307/REM	Gro Continental Ltd, Heathwood Road, Higher Heath, Whitchurch	06/01/2017	115	44	71	11	15	15	15	15	71	0
16/00749/REM	Land Adjacent To Heathfields, Golf House Lane, Prees Heath, Shropshire	07/06/2016	2	1	1						1	0
16/02933/FUL	Proposed Dwelling West Of The Spinney, Heathwood Road, Higher Heath, Whitchurch, Shropshire	22/09/2016	1	0	1						1	0
16/04460/FUL	5 Mill Street, Whitchurch, Shropshire, SY13 1SE	14/12/2018	7	0	7						7	0
16/04830/FUL	First Floor, 16 Station Road, Whitchurch, Shropshire, SY13 1RF	01/12/2016	1	0	1						1	0
17/00489/FUL	Herald Printers, Newtown, Whitchurch, SY13 1BH	06/06/2017	9	0	9						9	0
17/03955/REM	Land Adjacent To The Croft, Towers Drive, Higher Heath, Whitchurch, Shropshire	13/08/2014	1	0	1						1	0
17/05290/FUL	Hinton Lodge, Hinton, Whitchurch, Shropshire, SY13 4HB	13/09/2018	1	0	1						1	0
18/00552/REM	Storage Land And Premises (former Dairy), Mile Bank Road, Whitchurch, Shropshire	10/10/2022	70	0	70		25	25	20		70	0
18/05749/FUL	Holly Dale, Golf House Lane, Prees Heath, Shropshire, SY13 3JU	10/05/2019	0	0	0						0	0
19/01360/FUL	Rose Cottage, Whitchurch Road, Prees, Shropshire, SY13 3JZ	02/05/2019	0	0	0						0	0
19/01553/FUL	Proposed Residential Development Land To The West Of Wayland Close, Whitchurch, Shropshire	04/06/2019	2	0	2						2	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
19/04078/FUL	2 Sunset View, Alkington Road, Whitchurch, Shropshire, SY13 1TA	20/12/2019	1	0	1						1	0
20/00516/FUL	Elmhurst Nursing Home, Armoury Lane, Prees, SY13 2EN	07/04/2020	11	0	11						11	0
20/00961/FUL	White House Farm, Nantwich Road, Broughall, Whitchurch, SY13 4AE	18/11/2020	1	0	1						1	0
20/03719/FUL	Proposed Barn Conversion East Of Rose Mount, Broughall, Whitchurch, Shropshire	09/11/2020	1	0	1						1	0
20/05322/REM	Proposed Residential Development Land To The East Of Ballacraine, Heathwood Road, Higher Heath, Whitchurch, Shropshire	05/05/2021	2	1	1						1	0
21/00516/FUL	10 Green End, Whitchurch, Shropshire, SY13 1AA	26/03/2021	1	0	1						1	0
21/02288/FUL	Brades Farm, Brades Road, Prees, Whitchurch, Shropshire, SY13 2DX	16/03/2022	3	0	3						3	0
21/04530/FUL	Church Farm, Church Lane, Ash Magna, Shropshire, SY13 4EA	08/02/2023	1	0	1						1	0
21/04580/FUL	Fields Farm, Alkington, Whitchurch, Shropshire, SY13 3NH	16/11/2022	4	0	4						4	0
21/05340/REM	Silver Birch, Mill Lane, Higher Heath, Whitchurch, SY13 2HR	17/12/2021	5	0	5						5	0
22/00992/FUL	Former Nursing Home, Ash, Shropshire, SY13 4DL	01/09/2022	1	0	1						1	0
22/03116/REM	Proposed Agricultural Workers Dwelling South Of Home Farm, Black Park Road, Black Park, Whitchurch, Shropshire	12/10/2022	1	0	1						1	0
22/03547/FUL	Cartref, Brades Road, Prees, Whitchurch, Shropshire, SY13 2DX	26/09/2022	0	0	0						0	0
22/03708/FUL	Proposed Residential Development Land To The North Of Waymills, Whitchurch, Shropshire	01/03/2023	53	35	18	18					18	0
22/04360/FUL	Land West Tilstock Road, Whitchurch, Shropshire	26/05/2023	561	79	482	75	75	75	75	75	375	107
22/05679/FUL	34 Green End, Whitchurch, Shropshire, SY13 1AA	12/02/2023	1	0	1						1	0
23/00046/FUL	Land West Of Wayland Close, Whitchurch, Shropshire	09/03/2023	2	0	2						2	0
23/00434/FUL	Brereton, Heathwood Road, Higher Heath, Whitchurch, Shropshire, SY13 2HH	11/04/2023	1	0	1						1	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
23/00833/FUL	Outbuilding North The Lighteach, Lighteach Road, Prees, Whitchurch, Shropshire, SY13 2DR	31/05/2023	1	0	1						1	0
23/00956/FUL	2 Oak Tree Way, Whitchurch, Shropshire, SY13 1RZ	27/04/2023	1	0	1						1	0
23/01205/FUL	30 - 32 High Street, Whitchurch, Shropshire, SY13 1AU	27/04/2023	1	0	1						1	0
23/01684/FUL	Dodington Surgery, 29 Dodington, Whitchurch, Shropshire, SY13 1EL	04/10/2023	5	0	5						5	0
23/02241/FUL	Land Opposite Ash Grove, Ash, Shropshire, SY13 4DL	10/05/2024	1	0	1						1	0
23/02761/FUL	Le Grand Nursing Home, Tilstock, Whitchurch, Shropshire, SY13 3JL	10/08/2023	2	0	2						2	0
23/03342/FUL	Dodington Lodge, Dodington, Whitchurch, Shropshire, SY13 1EN	28/02/2024	11	0	11						11	0
23/03374/OUT	Navarac, Golf House Lane, Prees Heath, Whitchurch, Shropshire, SY13 3JU	12/09/2023	0	0	0						0	0
23/04392/FUL	Park Cottage, 15 Hollins Lane, Tilstock, Whitchurch, Shropshire, SY13 3NU	04/12/2023	0	0	0						0	0
23/04626/FUL	First Floor Office, 16 - 18 Watergate Street, Whitchurch, Shropshire, SY13 1DW	14/12/2023	2	0	2						2	0
23/04826/FUL	Alandale, Preeswood, Prees, Whitchurch, Shropshire, SY13 2EL	08/01/2024	0	0	0						0	0
23/05070/FUL	33 Tilstock, Whitchurch, Shropshire, SY13 3NR	27/02/2024	-1	0	-1						-1	0
23/05146/FUL	Lower Blackoe Farm, Alkington, Whitchurch, Shropshire, SY13 3NX	19/01/2024	2	0	2						2	0
23/05228/FUL	7 Burleydam Road, Ightfield, Whitchurch, Shropshire, SY13 4BW	12/02/2024	0	0	0						0	0
23/05267/FUL	Hibbert LLP, 29 St Marys Street, Whitchurch, Shropshire, SY13 1RA	02/02/2024	1	0	1						1	0
23/05469/FUL	29 Pear Tree Lane, Whitchurch, Shropshire, SY13 1NG	09/02/2024	0	0	0						0	0
24/00790/FUL	United Reformed Church, Dodington, Whitchurch, Shropshire	20/05/2024	8	0	8						8	0
24/00947/FUL	10B Green End, Whitchurch, Shropshire, SY13 1AA	01/05/2024	1	0	1						1	0
24/01003/FUL	Elizabethan House, 16 High Street, Whitchurch, Shropshire, SY13 1AU	03/05/2024	1	0	1						1	0
24/01258/FUL	Ashdale House, Ash Road, Whitchurch, Shropshire, SY13 4DG	22/05/2024	1	0	1						1	0

Planning Application	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/01299/REM	Ambulance Station Site, Queensway, Whitchurch, Shropshire	01/08/2024	1	0	1						1	0
24/01300/REM	Ambulance Station Site, Queensway, Whitchurch, Shropshire	01/08/2024	1	0	1						1	0
24/01414/REM	Ambulance Station Site, Queensway, Whitchurch, Shropshire	01/08/2024	3	0	3						3	0
24/01432/FUL	Broadhay, Broadhay Lane, Lower Heath, Prees, Shropshire, SY13 2BJ	24/06/2024	1	0	1						1	0
24/01641/FUL	Boathouse, Brown Moss Lane, Whitchurch, Shropshire, SY13 4BU	17/07/2024	0	0	0						0	0
24/01946/FUL	22 Queensway, Whitchurch, Shropshire, SY13 1HA	16/08/2024	0	0	0						0	0
24/02750/REM	The Oaklands, Waymills, Whitchurch, Shropshire	19/09/2024	6	0	6						6	0
24/03242/FUL	The Railway Spice, Talbot Street, Whitchurch, Shropshire, SY13 1PU	06/11/2024	-1	0	-1						-1	0
24/03344/REM	Land Rear 2 And 4 Alkington Road, Whitchurch, Shropshire, SY13 1EH	15/10/2024	1	0	1						1	0
NS/02/00850/FUL	Barn Adj To Firestone House, Shrewsbury Street, Prees, Whitchurch	28/11/2002	2	1	1						1	0
NS/02/01074/FUL	Hinton Bank Farm, Hinton, Whitchurch	27/06/2003	3	0	3						3	0
NS/06/01287/FUL	Herald Printers, Newtown, Whitchurch, SY13 1BH	06/07/2006	12	0	12						12	0

Total Years 1-5: **6,628**  
 10% Allowance Years 1-5: **663**  
 Total After 10% Allowance Years 1-5: **5,965**

## **Appendix B. Deliverability of Sites for Major Development with Outline Planning Permission at 31<sup>st</sup> March 2025**

Planning Application	Address	Date of Decision	Deliverability
<b>23/02095/OUT</b>	Proposed Residential Development Land East Of Shaw Lane, Albrighton, Shropshire	28/10/2024	Site was allocated within the SAMDev Plan (ALB002). A Reserved Matters Application (25/03227/REM) is now pending consideration for 88 dwellings. The applicant is the developer Persimmon Homes. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years. The component of the site subject to Outline Planning Permission is expected to follow-on from that with Reserved Matters Permission.
<b>21/01136/FUL</b>	Proposed Residential Development Land To The South Of Chirbury, Shropshire	05/06/2023	Sites allocated within the SAMDev Plan (CHIR001). The Application is a Hybrid Planning Permission, with 13 dwellings benefiting from Full Permission and 27 dwellings benefiting from Outline Permission. Construction of the phase of development which benefits from Full Planning Permission is now nearing completion and the Council is confident the second phase which benefits from Outline Planning Permission will follow-on as anticipated by the developer SJR Construction. To support the Reserved Matters process, the developer SJR Construction has undertaken recent pre-application discussions (PREAPM/25/00111) in advance of a Reserved Matters Application (they have confirmed that these discussions can be disclosed). Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.
<b>21/05023/OUT</b>	Proposed Residential And Commercial Development Land, Tasley, Bridgnorth, Shropshire	06/03/2024	Sites allocated within the SAMDev Plan Allocation (BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b)). Reserved Matters Permission (24/01598/REM) granted for 323 dwellings on phases 1 and 7. The applicant is a developer, Crest Nicholson. Building Control (25/01835/INCOM) initial notice pending consideration. The Council expects the dwellings without Reserved Matters Permission to follow on from those with Reserved Matters Permission, beyond the five year period.
<b>14/04047/OUT</b>	Proposed Marina South Of Canal Way, Ellesmere, Shropshire	20/12/2016	Variation Application (24/03711/VAR) establishes Outline Planning Permission required first Reserved Matters Application to be submitted within 3 years and all subsequent Reserved Matters Applications within 10 years, confirming the first Reserved Matters Application (19/00187/REM) was submitted within 3 years (although withdrawn). It also confirms subsequent Reserved Matters Application's will be submitted by 20/12/2026. Full Planning Permission (23/02170/FUL) granted for enabling works including formation of the link road, footway and cycleway through the site and groundworks/flood alleviation works. These works are specifically to facilitate development of this site. This application is accompanied by a Masterplan illustrating the intended development of this site. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.

Planning Application	Address	Date of Decision	Deliverability
17/05189/FUL	Proposed Residential Development Land South Of Rocks Green, Ludlow, Shropshire	23/01/2019	<p>Site allocated within the SAMDev Plan (LUD017). The Application is a Hybrid Planning Permission, with 68 dwellings benefiting from Full Permission and 132 dwellings benefiting from Outline Permission. The applicant is a developer (Pickstock Homes) and component of the site with Full Permission has been completed. Phase 1: Full Planning Permission for 68 dwellings on this consent. Phase 2: Reserved Matters Permission (22/01684/REM) subsequently granted for 67 dwellings. Phase 3: Reserved Matters Permission (25/03044/REM) granted post 31st March 2025 for 61 dwellings. Phase 4: Full Planning Application (25/03052/FUL) pending decision with a resolution to grant for 29 dwellings to achieve densification of the site. Site allocated within the SAMDev Plan (SAMDev Allocation LUD017). Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.</p>
22/01789/OUT	Station Yard, Pipe Gate, Market Drayton, Shropshire	26/06/2023	<p>This Outline Planning Permission is for phase 2 of an ongoing development. The applicant is a developer, Woodcock Developments Limited. Phase 1 of the development was granted Full Planning Permission (21/02241/FUL), with the same applicant and is ongoing. It is expected that phase 2 will follow on, with the custom-build component of the scheme undertaken by the applicant alongside self-builders. A Reserved Matters Application (25/04792/REM) is pending consideration for 4 dwellings on the western portion of phase 2 of the site (phase 2a). The application form associated with this proposal confirms that pre-application discussions have occurred. A further Reserved Matters Application (26/00251/REM) is pending consideration for 6 dwellings on the eastern portion of phase 2 of the site (phase 2b). Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.</p>
19/05560/OUT	Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7BL	16/09/2022	<p>Proposed strategic allocation in the draft Shropshire Local Plan. Development co-ordinated by a Masterplanner - Harworth Group PLC. Various Full and Reserved Matters Permissions for enabling and infrastructure works granted and works undertaken. Further Reserved Matters pending consideration for enabling works, particularly earchworks. Extensive investment, demolition and enabling works undertaken to prepare the site for redevelopment. Reserved Matters Permission (24/01661/REM) granted for phase 1a consisting of 107 dwellings. The applicant is Barratt David Wilson Homes and development has commenced. Reserved Matters Permission (24/03660/REM) granted for phase 2a consisting of 202 dwellings. The applicant is Taylor Wimpey and development has commenced. Further phases are being actively promoted and progressed by the Masterplanner - Harworth Group PLC. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.</p>
16/02594/OUT	Proposed Development Land To The North Of Shrewsbury Road, Oswestry	22/04/2020	<p>Site was allocated within the SAMDev Plan (OSW024). Reserved Matters Permission (21/04449/REM) granted for the first phase of development under this Outline Planning Permission (284 dwellings). The applicant is a developer (Pickstock Homes). Development has commenced. The Council expects the dwellings without Reserved Matters Permission to follow on from those with Reserved Matters Permission, beyond the five year period.</p>

Planning Application	Address	Date of Decision	Deliverability
19/04202/OUT	Lord Hill Hotel, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX	07/09/2021	<p>This is a Hybrid Planning Permission (19/04202/OUT).  Full Planning Permission granted for conversion of the listed hotel into 4 dwellings, which has recently been completed.  Outline Planning Permission granted for residential development to the rear of the hotel following demolition of certain existing buildings.  Full Planning Permission (22/01013/FUL) subsequently granted for demolition of certain existing buildings, which has been undertaken.  Full Planning Application (24/04102/FUL) granted post 31st March 2025 for the erection of 3 buildings containing 25 apartments.  The applicant is a developer - SY Homes with known interest in progressing the element of the site subject to Outline Planning Permission.  Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.</p>
20/05065/OUT	Flax Mill, Spring Gardens, Shrewsbury, Shropshire	10/05/2021	<p>Site allocated within the SAMDev Plan Allocation (SHREW198).  Hybrid Planning Permission (20/05065/OUT) granted, which includes 120 dwellings.  Extensive works have been undertaken on the site:  -Full Planning Permission granted for works to the main mill, dye and stove houses and silos has been completed.  -Another Full Planning Application granted for off-site works to the highway, that have been completed.  Much of the award winning restoration work phases have now been undertaken.  Preparations, including completion of a Compulsory Purchase Order to assemble the land required to deliver the mixed-use development (including the residential component) – representing clear relevant information about management of site ownership constraints, has been undertaken.  Latest information from Historic England confirms that:  -Peter Barber Architects have designed the development.  -Manchester-based developer Capita &amp; Centric have been appointed by Historic England to undertake the development.  -Historic England, supported by Lambert Smith Hampton, was finalising contractual details with Capital &amp; Centric (July 2025) before commencing work.  <a href="https://historicengland.org.uk/whats-new/in-your-area/midlands/new-developer-shrewsbury-flaxmill-maltings/">https://historicengland.org.uk/whats-new/in-your-area/midlands/new-developer-shrewsbury-flaxmill-maltings/</a>  This is confirmed by the developer Capita &amp; Centric:  <a href="https://www.capitalandcentric.com/journal/historic-england-announces-new-developer-forshrewsbury-flaxmill-maltings">https://www.capitalandcentric.com/journal/historic-england-announces-new-developer-forshrewsbury-flaxmill-maltings</a>  Recent correspondence from Historic England (November 2025) specifies that they anticipate commencement of works in Q1 of 2027 and completions by mid-2030. They also specify that it is anticipated that annual delivery rates will be circa 40 dwellings and that the developer is currently engagement with Shropshire Council regarding a planning application anticipated in Q1 of 2026.  Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.</p>

Planning Application	Address	Date of Decision	Deliverability
21/05743/OUT	Land Off Ellesmere Road, Hencote, Shrewsbury, Shropshire	02/03/2023	<p>Planning Permission granted at appeal.</p> <p>Appellants confirmed intention for the site to be built-out by 2026.</p> <p>Variation Permission (25/00403/VAR) granted to vary condition related to Great Crested Newts.</p> <p>Applications to discharge conditions associated with the Outline Planning Permission pending consideration.</p> <p>Reserved Matters Application (25/01810/REM) granted post 31st March 2025 for 164 extra care/close care dwellings and a 75 bedroom nursing home. There are developers associated with this scheme (MACC Group).</p> <p>The nature of this development (extra-care and care home) means delivery will occur in condensed timescales.</p> <p>It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.</p>
21/05981/FUL	Proposed Residential Development Site North Of, London Road, Shrewsbury, Shropshire	10/10/2022	<p>Much of the site is allocated within the SAMDev Plan (SHREW001).</p> <p>The Application is a Hybrid Planning Permission, with 103 dwellings benefiting from Full Permission and 32 dwellings benefiting from Outline Permission.</p> <p>The applicant is a developer (Cornovii Developments) and the component of the site with Full Permission is ongoing and will facilitate the wider development.</p> <p>Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.</p>
20/01054/OUT	Land West Of Lowe Hill Road, Wem, Shropshire	28/01/2022	<p>Site allocated within the SAMDev Plan Allocation (WEM003).</p> <p>Outline Planning Permission granted at appeal.</p> <p>Reserved Matters Application (24/04470/REM) granted post 31st March 2025 for 100 dwellings. The applicant is a developer - Persimmon Homes.</p> <p>Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.</p>

## **Appendix C. Sites with a Prior Approval decision at 31<sup>st</sup> March 2025**

Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/02518/PACMF	26 High Street, Albrighton, Wolverhampton, Shropshire, WV7 3JF	19/08/2024	2	0	2						2	0
15/00652/PMBPA	Barn North Of B4364, Faintree, Bridgnorth, Shropshire	24/03/2015	2	0	2						2	0
15/02604/PMBPA	Sydnull Barn, Middleton Priors, Bridgnorth, Shropshire, WV16 6UN	26/08/2015	3	0	3						3	0
20/02945/PMBPA	Sutton Farm, Claverley, Wolverhampton, Shropshire, WV5 7DD	22/09/2021	5	0	5						5	0
21/02066/PMBPA	Proposed Barn Conversion North Of Wadeley Farm, Glazeley, Bridgnorth, Shropshire	03/06/2021	2	0	2						2	0
21/02759/PMBPA	Proposed Barn Conversion South East Of Roughton, Bridgnorth, Shropshire	08/09/2021	5	0	5						5	0
21/03948/BDD	Yeldron, Nordley, Bridgnorth, Shropshire, WV16 4SU	21/10/2021	1	0	1						1	0
22/02293/PMBPA	Proposed Barn Conversion North Of High Barns Farm, Six Ashes, Shropshire	13/07/2022	1	0	1						1	0
23/04273/PA3MA	The Bungalow, Innage Grange, Innage Lane, Bridgnorth, Shropshire, WV16 4HL	08/11/2023	2	0	2						2	0
23/04447/PMBPA	Draycott Farm, Draycott, Claverley, Wolverhampton, Shropshire, WV5 7EA	05/12/2023	2	0	2						2	0
23/04907/PMBPA	Proposed Conversion Of Agricultural Building, Hilton, Bridgnorth, Shropshire	24/01/2024	1	0	1						1	0
24/00299/PMBPA	Proposed Barn Conversion Barn 2 At Winchester Farm, Claverley, Shropshire	12/03/2024	1	0	1						1	0
24/00300/PMBPA	Proposed Barn Conversion Barn 1 At Winchester Farm, Claverley, Shropshire	12/03/2024	1	0	1						1	0
24/01688/PMBPA	Barn At Chesterton Mill, Chesterton, Bridgnorth, Shropshire, WV15 5NX	03/06/2024	1	0	1						1	0
24/03727/PA3MA	First Floor, 76 High Street, Bridgnorth, Shropshire, WV16 4DX	21/11/2024	1	0	1						1	0
24/04791/PMBPA	Agricultural Barn Conversion, Harriots Hayes Farm, Harriots Hayes Lane, Codsall Wood, Wolverhampton, Shropshire, WV8 1RG	19/02/2025	1	0	1						1	0
15/02410/PMBPA	Barns To The North West Of 29 Walkmills, Church Stretton, Shropshire	15/09/2015	2	0	2						2	0
14/04670/PMBPA	Lower Neen, Neen Savage, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8JU	26/01/2015	1	0	1						1	0
20/04042/PMBPA	Proposed Barn Conversion NW Of Upper House Farm, Kinlet, Shropshire	03/12/2020	1	0	1						1	0

Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
23/00899/PMBPA	Proposed Barn Conversions South Of A4117, Hopton Bank, Hopton Wafers, Shropshire	24/04/2023	1	0	1						1	0
23/03868/PMBPA	Proposed Barn Conversion To The South Of Neen Sollars, Shropshire	03/11/2023	1	0	1						1	0
24/01332/PMBPA	Proposed Residential Conversion Of Barn D, At The Elms, Boraston, Shropshire	05/06/2024	1	0	1						1	0
24/01333/PMBPA	Proposed Residential Dwelling (Barn E) SE Of The Elms, Boraston, Shropshire	22/05/2024	1	0	1						1	0
14/01912/P3JPA	The Old School House, 3A Wharf Road, Ellesmere, Shropshire, SY12 0EJ	24/06/2014	1	0	1						1	0
22/02985/PMBPA	Barn At Meadow Bank Farm, Bryn-y-cochin, Shropshire	20/09/2022	1	0	1						1	0
24/04177/PA3MA	Unit 3 Ploughmans Corner, Wharf Road, Ellesmere, Shropshire, SY12 0EJ	10/12/2024	1	0	1						1	0
23/02313/PMBPA	Proposed Residential Barn Conversions North Of Lower Sutton Farm, Hampton Loade, Bridgnorth, Shropshire	18/07/2023	2	0	2						2	0
24/03640/PMBPA	Proposed Residential Conversion Of Former Agricultural Barn, Greete, Ludlow, Shropshire, SY8 3BZ	13/11/2024	6	0	6						6	0
25/00492/PMBPA	Proposed Residential Conversion Of Former Hay Barn, Greete, Shropshire	21/03/2025	1	0	1						1	0
21/05107/PMBPA	Hall Farm, Tern Hill, Market Drayton, Shropshire, TF9 3PU	07/03/2022	1	0	1						1	0
23/03559/PMBPA	Proposed Barn Conversion At Doorway Farm, Soudley, Shropshire	12/10/2023	1	0	1						1	0
24/02680/PMBPA	Malt Kiln Farm, Hatton, Hinstock, Shropshire, TF9 2TR	27/08/2024	1	0	1						1	0
24/03878/PA3MA	Clarence House, 30 Queen Street, Market Drayton, Shropshire, TF9 1PS	15/11/2024	6	0	6						6	0
24/04327/PA3MA	64, 64A, 66 Cheshire Street And 23 Queen Street, Cheshire Street, Market Drayton, Shropshire	18/12/2024	3	0	3						3	0
25/00371/PMBPA	Barn On Land To The North Of Sowbath Farm, Moreton Mill, Shawbury, Shrewsbury, Shropshire, SY4 4ES	04/03/2025	1	0	1						1	0
25/00510/PMBPA	Barns At Heathbrook Farm, Wollerton, Shropshire	17/03/2025	1	0	1						1	0
17/00263/P3JPA	Ground Floor, 64 High Street, Much Wenlock, Shropshire, TF13 6AE	21/03/2017	1	0	1						1	0

Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/03958/PA3MA	Shropshire Skin Clinic, The Lodge, Farley Road, Much Wenlock, Shropshire, TF13 6NB	25/11/2024	1	0	1						1	0
20/04998/PMBPA	Barn North West Of Ivy Cottage, Maesbrook, Shropshire	05/03/2021	1	0	1						1	0
22/01992/PA3MA	Gobowen Post Office, Old Whittington Road, Gobowen, Oswestry, Shropshire, SY11 3JL	22/07/2022	0	0	0						0	0
22/04180/PA3MA	Health Alternatives, 97 Beatrice Street, Oswestry, Shropshire, SY11 1HL	12/10/2022	1	0	1						1	0
24/03289/PMBPA	Proposed Residential Barn Conversion At Prospect Farm, Llanyblodwel, Shropshire	17/10/2024	1	0	1						1	0
13/03254/P3JPA	20 Bradford Street, Shifnal, Shropshire, TF11 8AU	07/10/2013	4	0	4						4	0
18/01772/PMBPA	Ted's Farm Shop, Hunger Hill Farm, Sheriffhales, Shifnal, Shropshire, TF11 8SA	10/08/2018	2	0	2						2	0
22/02376/PMBPA	Barn At Longmeadow, The Wyke, Shifnal, Shropshire	12/08/2022	1	0	1						1	0
24/04575/PMBPA	Proposed Barn Conversions At Stanton Hill Farm, Stanton Road, Shifnal, Shropshire	28/01/2025	3	0	3						3	0
13/04982/P3JPA	The Coach House, Crescent Lane, Shrewsbury, Shropshire, SY1 1TR	14/02/2014	1	0	1						1	0
15/04721/PMBPA	Hilley Farm, Pentre, Shrewsbury, Shropshire, SY4 1BP	29/04/2016	2	0	2						2	0
20/01785/PMBPA	Top House Farm, Vron Gate, Shrewsbury, Shropshire, SY5 9RQ	17/11/2020	2	0	2						2	0
20/04366/P3JPA	Control Techniques Ltd, Third Floor, St Marys Court, 21 St Marys Street, Shrewsbury, Shropshire, SY1 1ED	16/12/2020	1	0	1						1	0
21/01301/PMBPA	Agricultural Building At Upper Fenemere Farm, Myddlewood, Myddle, Shropshire	06/05/2022	1	0	1						1	0
21/05585/P3JPA	9 Church Street, Shrewsbury, Shropshire, SY1 1UG	24/01/2022	1	0	1						1	0
23/01889/PA3MA	Talbot House, Market Street, Shrewsbury, Shropshire, SY1 1LG	28/06/2023	13	0	13						13	0
23/04257/PMBPA	Proposed Barn Conversion South West Of Evenwood Farm, Kenley, Shrewsbury, Shropshire	15/12/2023	1	0	1						1	0

Prior Approval	Address	Date of Decision	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/02427/PMBPA	Proposed Residential Barn Conversion At Canberra, Vron Gate, Shrewsbury, Shropshire	16/08/2024	1	0	1						1	0
24/03396/PA3MA	PIZZAEXPRESS, 55 - 57 Mardol, Shrewsbury, Shropshire, SY1 1PP	30/10/2024	5	0	5						5	0
24/04127/PA3MA	Flat 1, 17 Meadow Terrace, Meadow Place, Shrewsbury, Shropshire, SY1 1PD	18/12/2024	1	0	1						1	0
14/05605/PMBPA	Shawbury Grove Farm, Bings Heath, Astley, Shrewsbury, Shropshire, SY4 4BY	11/02/2015	1	0	1						1	0
22/01990/PA3MA	Roden Grove Vets, 1 Roden Grove, Wem, Shrewsbury, Shropshire, SY4 5HG	12/10/2022	1	0	1						1	0
22/04078/PMBPA	Agricultural Buildings East Of Jubilee House, Brown Heath, Ellesmere, Shropshire	31/10/2022	1	0	1						1	0
23/01274/PMBPA	Yew Tree Farm, Horton, Wem, Shrewsbury, Shropshire, SY4 5ND	18/05/2023	2	0	2						2	0
23/02281/PMBPA	Former Dairy Building, Land East Of Muckleton Lane, Edgebolton, Shrewsbury, Shropshire	26/07/2023	1	0	1						1	0
25/00199/PA3MA	Connexus, Edinburgh House, New Street, Wem, Shrewsbury, Shropshire, SY4 5DB	26/02/2025	3	0	3						3	0
23/02001/PA3MA	Dental Surgery, St Marys Street, Whitchurch, Shropshire, SY13 1QY	26/06/2023	1	0	1						1	0
23/05504/PMBPA	Bennions Field, Dark Lane, Whitchurch, Shropshire, SY13 4EH	23/02/2024	1	0	1						1	0

Total Years 1-5: **120**  
 10% Allowance Years 1-5: **12**  
 Total After 10% Allowance Years 1-5: **108**

## **Appendix D. Sites with a 'resolution to grant' Planning Permission at 31<sup>st</sup> March 2025**

Planning Application	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/01353/OUT	Proposed Dwelling To The North West Of Marton, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1	0
23/05086/FUL	Proposed Affordable Dwelling SW Of The Oaks, Stone Acton Road, Wall Under Heywood, Shropshire	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1	0
24/04813/FUL	Proposed Local Needs Dwelling At Court Farm Off Gilberries Lane, Gretton, Shrewsbury, Shropshire	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2025).	1	0	1						1	0
23/04417/OUT	The Westhope Charity, Westhope College, Westhope, Craven Arms, Shropshire, SY7 9JL	Affordable housing / rural worker / agricultural dwellings. Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2025).	3	0	3						3	0
23/04152/FUL	Ash Tree Grange, Dudleston, Ellesmere, Shropshire, SY12 9EE	Conversion of an existing building, including barns.	1	0	1						1	0
25/00350/FUL	Summerfield, Stoke Upon Tern, Market Drayton, Shropshire, TF9 2LB	Affordable housing / rural worker / agricultural dwellings.	1	0	1						1	0
24/00563/OUT	Stoke Heath Camp, Warrant Road, Stoke Heath, Shropshire	Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2025). Site identified as a location for development within the Stoke Upon Tern Neighbourhood Plan. Selected redevelopment of brownfield sites. The applicant is a developer - H&S Construction Ltd. The applicant is a developer (H&S Construction (Stoke) Limited) which specify in the Design & Access Statement prepared to support this application that <i>"Upon approval of the application, the applicant would look to obtain approval for reserved matters (landscaping) and the discharge of any pre-commencement conditions, following which the applicant intends to commence development on site as soon as is practical to deliver open market and affordable homes in a timely manner..."</i> . The development has specified their intention to start on site in early 2027 and the project is now listed on their website as an upcoming project: <a href="https://hsconstructionstoke.co.uk/upcoming/">https://hsconstructionstoke.co.uk/upcoming/</a> Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.	67	0	67				25	25	50	17

Planning Application	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/04496/FUL	Development Land At Site Of The Bungalow, Rhoswel, Weston Rhyn, Shropshire	Sites within a settlements development boundary where the settlement has been identified as a suitable location for infill/windfall development within the SAMDev Plan.	6	0	6						6	0
25/00049/OUT	Land West Of Parry Close, Baschurch, Shropshire	Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2025).	3	0	3						3	0

**Justification:**

Affordable housing / rural worker / agricultural dwellings.

Conversion of an existing building, including barns.

Existing Development Plan sites or proposed Local Plan sites.

Resolution to grant subject to completion of a S106 Legal Agreement (completed post 31/03/2025).

Selected redevelopment of brownfield sites.

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

Total Years 1-5:	<b>67</b>
10% Allowance Years 1-5:	<b>7</b>
Total After 10% Allowance Years 1-5:	<b>60</b>

## **Appendix E. Sites subject to a Planning Appeal at 31<sup>st</sup> March 2025 subsequently granted Planning Permission**

SLAA Site Reference	Address	Date Appeal Lodged	Date Appeal Determined	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
24/02158/FUL	Proposed Dwelling Adjacent Enderby, Cleobury Mortimer, Shropshire	18/10/2024	10/04/2025	1	0	1						1	0
24/00748/OUT	Proposed Residential Development South Of The Parklands, Cockshutt, Shropshire	30/09/2024	22/07/2025	6	0	6						6	0
24/01210/FUL	Hengoed Park Residential Home, Hengoed, Oswestry, Shropshire, SY10 7EE	09/01/2025	06/08/2025	25	0	25						25	0
24/04199/PIP	Land Adjacent To White House, Coopers Lane, Porth-y-waen, Shropshire	10/01/2025	29/05/2025	6	0	6						6	0
24/04176/FUL	Land To The East Of Tilstock Road, Tilstock, Whitchurch, Shropshire	14/03/2025	09/12/2025	70	0	70			25	25	20	70	0

Total Years 1-5: **108**  
 10% Allowance Years 1-5: **11**  
 Total After 10% Allowance Years 1-5: **97**

## **Appendix F. Sites allocated for development in the adopted Development Plan without Planning Permission at 31<sup>st</sup> March 2025**

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
ALB002	Land at White Acres, Albrighton	Allocated site.	Represented through the site allocation process. No known impediments to the availability of the site. Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 achieved Outline Planning Permission (23/02095/OUT) for up to 90 dwellings.	Represented through the site allocation process. No known impediments to the availability of the site. Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 achieved Outline Planning Permission (23/02095/OUT) for up to 90 dwellings.	No known viability concerns.
ALB003	Land East of Shaw Lane, Albrighton	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	No known viability concerns.
BC1	Land off School House Lane, Bishop's Castle	Allocated site within the Bishop's Castle Neighbourhood Plan.	Site promoted through the Neighbourhood Plan process.	Site promoted through the Neighbourhood Plan process.	No known viability concerns.
BISH013	Schoolhouse Lane East, Bishop's Castle	Allocated site.	Site promoted through the site allocation process. Single landowner. No known impediments to the availability of the site.	Site promoted through the site allocation process. Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
BUCK001	Timber/Station Yard, Bucknell	Allocated site.	Brownfield site within the settlement. Site promoted through the site allocation process. No known impediments to the availability of the site.	Brownfield site within settlement. Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
CHIR001	Land to the rear of Horseshoe Road, Chirbury	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. One landowner (Estate). Hybrid Planning Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Permission is for 27 dwellings.	Site promoted through the site allocation process. Hybrid Planning Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Permission is for 27 dwellings.	Hybrid Planning Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Permission is for 27 dwellings.
CLUN002	Land at Turnpike Meadow, Clun	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Greenfield site on edge of settlement. Clun is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Clun is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
LYD007	South of the Telephone Exchange, Lydbury North	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Small greenfield site on edge of settlement. Highway junction improvement required. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Highway junction improvement required. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
LYD008	North of the Telephone Exchange, Lydbury North	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Small greenfield site on edge of settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
ALB002	Land at White Acres, Albrighton	Development company established for the site, which is to be brought forward in phases. Phases 1 and 2 benefit from Planning Permission (BR/APP/OUT/08/0907 and 14/05456/REM for Phase 1 and 15/02448/FUL for Phase 2) and development has commenced. Phase 3 achieved Outline Planning Permission (23/02095/OUT) for up to 90 dwellings. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	0	0	0						0	0
ALB003	Land East of Shaw Lane, Albrighton	Small greenfield site within village development boundary. Considered a sustainable site for an appropriate scheme and no fundamental planning issues. Resolution to grant Full Planning Permission (21/05665/FUL) was reached, but the application was subsequently withdrawn for non-planning reasons. The Council expect the site to come forwards for development in the medium term.	20	0	20						0	20
BC1	Land off School House Lane, Bishop's Castle	Bishop's Castle is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	40	0	40						0	40
BISH013	Schoolhouse Lane East, Bishop's Castle	Bishop's Castle is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	40	0	40						0	40
BUCK001	Timber/Station Yard, Bucknell	Brownfield site within the settlement. Bucknell is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	70	0	70						0	70
CHIR001	Land to the rear of Horseshoe Road, Chirbury	Site promoted through the site allocation process. Hybrid Planning Permission (21/01136/FUL) granted for the development of the site. Phase 1: Which is subject to the Full component of the Hybrid Planning Permission is for 13 affordable dwellings, which would support the wider delivery of the allocation. Phase 2: Which is subject to the Outline component of the Hybrid Planning Permission is for 27 dwellings. Development is ongoing.	0	0	0						0	0
CLUN002	Land at Turnpike Meadow, Clun	Greenfield site on edge of settlement. Clun is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	60	0	60						0	60
LYD007	South of the Telephone Exchange, Lydbury North	Small greenfield site on edge of settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	8	0	8						0	8
LYD008	North of the Telephone Exchange, Lydbury North	Small greenfield site on edge of settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	5	0	5						0	5

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
LYD009	Former Garage, Lydbury North	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Contaminated site. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
LYD011	Land adjacent to Church Close, Lydbury North	Allocated site.	Site promoted through the site allocation process.	Small greenfield site on edge of settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b)	Land North of Wenlock Road and North of Church Lane, Tasley, Bridgnorth	Allocated site.	Single major landowner (Tasley Estates). The various components of this site allocation (housing allocation, mixed use allocation and two employment allocations) jointly promoted and to be brought forward as a comprehensive development. Hybrid Planning Permission (21/05023/OUT) granted for up to 550 dwellings as part of a wider development. Reserved Matters Application (24/01598/REM) pending consideration for 323 dwellings across phases 1 (eastern element of BRID001/BRID020b) & 3 (BRID020a). Residential development on some components of the site to progress before the relocation of the Livestock Market.	The various components of this site allocation (housing allocation, mixed use allocation and two employment allocations) jointly promoted and to be brought forward as a comprehensive development. Hybrid Planning Permission (21/05023/OUT) granted for up to 550 dwellings as part of a wider development. Reserved Matters Application (24/01598/REM) pending consideration for 323 dwellings across phases 1 (eastern element of BRID001/BRID020b) & 3 (BRID020a). Residential development on some components of the site to progress before the relocation of the Livestock Market.	Major project, with housing cross-subsidising infrastructure investment, relocation of livestock market and provision of serviced employment land. Residential development on some components of the site can commence before relocation of the livestock market.
DITT005	Land opposite 6 Station Road, Ditton Priors	Allocated site.	Development completed.	Development completed.	Development completed.
NEE001	The Pheasant Inn, Neenton	Allocated site.	Development completed.	Development completed.	Development completed.
HO2	Land off Avenue Road, Broseley	Allocated within the Broseley Neighbourhood Plan.	Site promoted through the Neighbourhood Plan process.	Site promoted through the Neighbourhood Plan process.	No known viability concerns.
CSTR018	School Playing Fields, Church Stretton	Allocated site.	It is understood that this site is not available for development.	It is understood that this site is not available for development.	It is understood that this site is not available for development.
CSTR019	Battlefield to rear of Oaks Road/Alison Road, Church Stretton	Allocated site.	Site promoted through the site allocation process. Two landowners - agreement in place. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings.	Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings.
CM1	Land at Ludlow Road, Cleobury Mortimer	Allocated site within the Cleobury Mortimer Neighbourhood Plan.	Site promoted through the Neighbourhood Plan process.	Site promoted through the Neighbourhood Plan process.	No known viability concerns.
CMO002	Land off Tenbury Road, Cleobury Mortimer	Allocated site.	Development completed.	Development completed.	Development completed.
CMO005	Land at New House Farm, Cleobury Mortimer	Allocated site.	Site promoted through the site allocation process. Development subject to access off Tenbury Road or via adjoining site off Tenbury Road (CMO002). Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings.	Site promoted through the site allocation process. Adjacent allocation has reserved matters approval. Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings.	No major viability issues raised to date.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
LYD009	Former Garage, Lydbury North	Small brownfield site within settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	3	0	3						0	3
LYD011	Land adjacent to Church Close, Lydbury North	Small greenfield site on edge of settlement. Lydbury North is located within the River Clun catchment. To protect the integrity of the River Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the River Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	4	0	4						0	4
BRID001, BRID020a and BRID020b (linked to ELR011a and ELR011b)	Land North of Wenlock Road and North of Church Lane, Tasley, Bridgnorth	Site on edge of town (components of the site jointly promoted and to be brought forward as a comprehensive development). Sustainable development with no fundamental planning issues affecting suitability. Hybrid Planning Permission (21/05023/OUT) granted for up to 550 dwellings as part of a wider development. Reserved Matters Permission (24/01598/REM) granted for 323 dwellings across phases 1 (eastern element of BRID001/BRID020b) & 3 (BRID020a). The applicant is Crest Nicholson. Residential development on some components of the site to progress before the relocation of the Livestock Market. Housing cross-subsidises infrastructure investment, relocation of livestock market and provision of serviced employment land. Residential development on some components of the site to progress before the relocation of the Livestock Market. Build rates are informed by the deliverability statement produced by the landowner. It is considered this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	0	0	0						0	0
DITT005	Land opposite 6 Station Road, Ditton Priors	Development completed.	0	0	0						0	0
NEE001	The Pheasant Inn, Neenton	Development completed.	0	0	0						0	0
HO2	Land off Avenue Road, Broseley	Site promoted through the Neighbourhood Plan process and subsequently allocated within the Broseley Neighbourhood Plan with an indicative capacity of around 20 dwellings. Adjoining site in same ownership has Outline and Reserved Matters Planning Permission (19/03639/REM) for a mixed use development including 16 dwellings, it is expected that this site will follow on from development of this site.	20	0	20						0	20
CSTR018	School Playing Fields, Church Stretton	It is understood that this site is not available for development.	0	0	0						0	0
CSTR019	Battlefield to rear of Oaks Road/Alison Road, Church Stretton	Greenfield site on the edge of the settlement, within the settlement boundary. Outline and Reserved Matters Planning Permissions (14/01173/OUT and 16/02491/REM) granted on this site for 43 dwellings. Development has been implemented.	0	0	0						0	0
CM1	Land at Ludlow Road, Cleobury Mortimer	Site promoted through the Neighbourhood Plan process and subsequently allocated within the Cleobury Mortimer Neighbourhood Plan with an indicative capacity of around 120 dwellings. Known developer interest. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within anticipated timescales.	120	0	120						0	120
CMO002	Land off Tenbury Road, Cleobury Mortimer	Development completed.	0	0	0						0	0
CMO005	Land at New House Farm, Cleobury Mortimer	Straightforward small greenfield site on edge of settlement, within the settlement boundary. Single land ownership. No fundamental planning issues. Parish Council support. Outline Planning Permission (19/05260/OUT) previously granted for 5 dwellings but subsequently lapsed. However, it is understood that the site remains available for development and the landowner is intending for it to come forward for development. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	5	0	5				5		5	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
KLT001	Land off Little Stocks Close, Kinlet	Allocated site.	Site promoted through the site allocation process. Part of site has been transferred to a Registered Social Landlord (RSL), the remainder is owned by the Estate. Planning Permissions granted on both aspects of the site and phase 1 has been built out. No known impediments to the availability of the site.	Site promoted through the site allocation process. Phase 1: Full Planning Permission (14/00897/FUL) granted for 8 dwellings, which has subsequently been completed. Phase2 Outline Planning Permission (19/05151/OUT) and Reserved Matters Permission (23/01810/REM) granted for a further 15 dwellings. Total site capacity 23 dwellings.	No known viability concerns.
CRAV002	Land off Watling Street, Craven Arms	Allocated site.	Development completed.	Development completed.	Development completed.
CRAV003 & CRAV009	Land between Watling Street and Brook Road, Craven Arms	Allocated site.	Site promoted through the site allocation process. No developer involvement but willing landowner with track record of releasing land for development of the town.	Site promoted through the site allocation process. Indicative layout and other supporting information provided. Surface water flood risk affects part of combined site but can be accommodated through a SUDS scheme requiring all of CRAV009 for provision of swales and balancing ponds for flood storage capacity. Development linked to provision of northern highway access to town, and landowners to form part of delivery partnership.	Significant constraints but supporting information provided, therefore the site is still considered viable. Shropshire Council has submitted highway infrastructure associated with this and other sites for inclusion within National Highways ongoing Route Strategy update.
CRAV004 & CRAV010	Land off Watling Street East, Craven Arms	Allocated site.	Site promoted through the site allocation process. The site is now owned by a developer (Connexus) who are pursuing development of the site. Full Planning Permission (18/04931/FUL) for phase 1 granted and development now completed. Phase 2 anticipated to follow-on in due course.	Site promoted through the site allocation process. No highway access constraint at this point on Watling Street. No known impediments to the availability of the site. The site is now owned by a developer (Connexus) who are pursuing development of the site. Full Planning Permission (18/04931/FUL) for phase 1 granted and development now completed. Phase 2 anticipated to follow-on in due course.	Some viability risk resulting from archaeological interest, but earlier evaluation indicates no fundamental constraints - potential impact limited to reduction in site capacity.
CRAV024	Land adjoining Clun Road / Sycamore Close, Craven Arms	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. No highway access constraint at this point on Watling Street. No developer involvement but willing landowner with track record of releasing land for development of the town.	No significant viability constraints.
CRAV030	Land at Newington Farmstead, Craven Arms	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. Detailed submission including indicative layout provided. Owners in negotiation with Highways Agency regarding A49 junction to serve adjoining abattoir development, with scope to also serve this site (but site has separate access in any event). Development likely to follow first phase of adjoining abattoir development which provides replacement livestock storage and releases site for redevelopment.	No known viability constraints.
CO002a & CO002b	Land to the West of Cockshutt	Allocated site.	Site promoted through the site allocation process. Straightforward small greenfield site. Full Planning Permission (17/05018/FUL) granted for 4 dwellings on phase 1 CO002b and development now completed. Phase 2 CO002a expected to follow on. No known impediments to the availability of the site.	Site promoted through the site allocation process and likely to be delivered. Full Planning Permission (17/05018/FUL) granted for 4 dwellings on phase 1 CO002b and development now completed. Phase 2 CO002a expected to follow on. Total site capacity considered to be 10 dwellings.	No major viability issues noted to date. Updated Highway evidence assessed and found to demonstrate delivery.
CO005 & CO0023	Land at Cockshutt House Farm and Land South of Kenwick Road, Cockshutt	Allocated site.	Development completed.	Development completed.	Development completed.
CO018	Land South of Chapel House Farm, Cockshutt	Allocated site.	Development completed.	Development completed.	Development completed.
DUDH006	Ravenscroft Haulage Site, Dudleston Heath	Allocated site.	Site promoted through the site allocation process. Land in single ownership. Outline Planning Permission (20/02270/OUT) granted on the site. Reserved Matters Permission (23/04047/REM) subsequently granted 29 dwellings. No known impediments to the availability of the site.	Site promoted through the site allocation process. Outline Planning Permission (20/02270/OUT) granted on the site. Reserved Matters Permission (23/04047/REM) subsequently granted 29 dwellings. Full delivery expected in next 5 years.	No known viability concerns

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
KLT001	Land off Little Stocks Close, Kinlet	Straightforward greenfield site on edge of settlement. Phase 1: Full Planning Permission (14/00897/FUL) granted for 8 dwellings, which has subsequently been completed. Phase 2: Outline Planning Permission (19/05151/OUT) and Reserved Matters Permission (23/01810/REM) granted for a further 15 dwellings. Development is ongoing.	0	0	0						0	0
CRAV002	Land off Watling Street, Craven Arms	Development completed.	0	0	0						0	0
CRAV003 & CRAV009	Land between Watling Street and Brook Road, Craven Arms	Greenfield site within settlement - sustainable development subject to widening of Watling Street and provision of new junction (landowners to form part of delivery partnership), retention of veteran trees and flood storage capacity provision. Site promoted with indicative layout and other supporting information. No developer involvement but willing landowner with track record of releasing land for development of the town. Shropshire Council has submitted highway infrastructure associated with this and other sites for inclusion within National Highways ongoing Route Strategy update. Town Council support. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within the specified timescales.	235	0	235						0	235
CRAV004 & CRAV010	Land off Watling Street East, Craven Arms	Greenfield site on edge of settlement with Town Council support. Known archaeological interest not considered to raise fundamental concerns in view of earlier evaluation (1991). Full Planning Permission (18/04931/FUL) for phase 1 granted and development now completed. Phase 2 anticipated to follow-on in due course.	60	0	60						0	60
CRAV024	Land adjoining Clun Road / Sycamore Close, Craven Arms	Greenfield site within edge of settlement. Sustainable development. No fundamental planning issues. Town Council support. Likely to be delivered following other allocations in the town.	25	0	25						0	25
CRAV030	Land at Newington Farmstead, Craven Arms	Brownfield site on edge of settlement. No fundamental issues subject to suitable scheme safeguarding heritage value of existing buildings. Likely to be delivered following first phase of adjoining abattoir development which provides replacement livestock storage and releases site for redevelopment.	5	0	5						0	5
CO002a & CO002b	Land to the West of Cockshutt	Straightforward small greenfield site. Updated Highway evidence assessed and found to demonstrate delivery. Parish Council support. Full Planning Permission (17/05018/FUL) granted for 4 dwellings on phase 1 (CO002b) and have been built out. Phase 2 (CO002a) which is remaining on this allocation, is expected to occur in the medium term.	6	0	6						0	6
CO005 & CO0023	Land at Cockshutt House Farm and Land South of Kenwick Road, Cockshutt	Development completed.	0	0	0						0	0
CO018	Land South of Chapel House Farm, Cockshutt	Development completed.	0	0	0						0	0
DUDH006	Ravenscroft Haulage Site, Dudleston Heath	Straightforward small part brownfield site with no fundamental planning issues and Parish Council support. Outline Planning Permission (20/02270/OUT) granted on the site. Reserved Matters Permission (23/04047/REM) subsequently granted 29 dwellings. Development is ongoing. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.	0	0	0						0	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
<b>ELL003a &amp; ELL003b</b>	Land South of Ellesmere	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site.	Site promoted through the site allocation process. Outline Planning Permission (14/04047/OUT) granted for the development and Full Planning Permission (23/02170/FUL) granted for enabling works including formation of the link road, footway and cycleway.	Part of the site is subject to flood risk, which will require due consideration. However, there are no known viability concerns.
<b>TET001</b>	Land South of Cairndale, Tetchill	Allocated site.	Development completed.	Development completed.	Development completed.
<b>WFTN002</b>	Land adjacent to St Andrew's Church, Welsh Frankton	Allocated site.	Development completed.	Development completed.	Development completed.
<b>HIGH003</b>	Land off Rhea Hall/Coronation Street, Highley	Allocated site.	Development completed.	Development completed.	Development completed.
<b>LUD017</b>	Land south of Rocks Green, Ludlow	Allocated site.	Site promoted through the site allocation process. Development to be implemented in phases, with a Hybrid Planning Permission (17/05189/FUL) granted for up to 200 dwellings. The applicant is the developer Pickstock Homes. Phase 1 consists of 68 dwellings and benefits from Full Planning Permission on the above hybrid Planning Permission. Development has commenced and is progressing at pace. Phase 2 consists of 67 dwellings and benefits from Reserved Matters Planning Permission (22/01684/REM). Phase 3 is to follow on from Phases 1 and 2.	Site promoted through the site allocation process. Development to be implemented in phases, with a Hybrid Planning Permission (17/05189/FUL) granted for up to 200 dwellings. The applicant is the developer Pickstock Homes. Phase 1 consists of 68 dwellings and benefits from Full Planning Permission on the above hybrid Planning Permission. Development has commenced and is progressing at pace. Phase 2 consists of 67 dwellings and benefits from Reserved Matters Planning Permission (22/01684/REM). Phase 3 is to follow on from Phases 1 and 2.	Infrastructure requirements identified from outset linked to allocation, so no viability issues.
<b>LUD034</b>	Land east of Eco Park, Ludlow	Allocated site.	Development completed.	Development completed.	Development completed.
<b>ONBY003</b>	Onibury Farm, Onibury	Allocated site.	Site promoted through the site allocation process. Site owned by Onibury Estate. No known impediments to the availability of the site.	Site promoted through the site allocation process. Indicative layout showing site capable of delivering 8 dwellings.	No known viability concerns (existing modern farm building to be removed).
<b>HIN002</b>	Land West of Manor Farm Drive, Hinstock	Allocated site.	Development completed.	Development completed.	Development completed.
<b>HIN009</b>	Land at Bearcroft, Hinstock	Allocated site.	Development completed.	Development completed.	Development completed.
<b>HOD009, HOD010 &amp; HOD011</b>	Land to rear of Shrewsbury Street; Land off Station Road; and Shrewsbury Street Farm, Hodnet	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Full Planning Permission (22/00741/FUL) granted for 51 dwellings.	Site promoted through the site allocation process. No known impediments to the availability of the site. Full Planning Permission (22/00741/FUL) granted for 51 dwellings.	No known viability concerns.
<b>MD030, MD010 &amp; MD028</b>	Land off Rush Lane; and Land between Croft Way and Greenfields Lane, Market Drayton	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Complex land ownerships and single access required - Development Company coordinating delivery.	Site promoted through the site allocation process. No known impediments to the availability of the site. Complex land ownerships and single access required - Development Company coordinating delivery. MD030 West: Phases 1a and 2a: Planning Permissions granted, development is completed. Phase 3a: Planning Permission granted, development is ongoing. MD030 East, MD010 & MD028: Phase 1b: Planning Permission granted, development is ongoing.	Infrastructure provision including access from A53, but known as part of site allocation, so no viability concerns. Complex land ownerships and single access required - Development Company coordinating delivery.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
ELL003a & ELL003b	Land South of Ellesmere	Major greenfield site linked to development of adjoining land for leisure & tourism use consistent with Town Council views. Outline Planning Permission (14/04047/OUT) granted for 250 dwellings. 24/03711/VAR establishes Outline Planning Permission required first Reserved Matters Application to be submitted within 3 years and all subsequent Reserved Matters Applications within 10 years, confirming the first Reserved Matters Application (19/00187/REM) was submitted within 3 years (although withdrawn) and subsequent Reserved Matters Application's will be submitted by 20/12/2026. Full Planning Permission (23/02170/FUL) granted for enabling works including formation of the link road, footway and cycleway through the site and groundworks/flood alleviation works. These works are specifically to facilitate development of this site. This application is accompanied by a Masterplan illustrating the intended development of this site. Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.	0	0	0						0	0
TET001	Land South of Cairndale, Tetchill	Development completed.	0	0	0						0	0
WFTN002	Land adjacent to St Andrew's Church, Welsh Frankton	Development completed.	0	0	0						0	0
HIGH003	Land off Rhea Hall/Coronation Street, Highley	Development completed.	0	0	0						0	0
LUD017	Land south of Rocks Green, Ludlow	Greenfield site outside bypass identified as most appropriate from alternatives available. No fundamental planning issues. Sustainable development subject to site development guidelines, including contributions to enable future provision of improved pedestrian/cycle links over A49, if required, and to Eco Park to the south. Development to be implemented in phases, with a Hybrid Planning Permission (17/05189/FUL) granted for up to 200 dwellings across Phases 1-3. The applicant is the developer Pickstock Homes. Phase 1 consists of 68 dwellings and benefits from Full Planning Permission on the above hybrid Planning Permission has been completed. Phase 2 consists of 67 dwellings and benefits from Reserved Matters Planning Permission (22/01684/REM) and is currently ongoing. Phase 3 consists of 61 dwellings and benefits from Reserved Matters Permission (25/03044/REM) granted post 31st March 2025. Phase 4 was separately granted Full Planning Permission (25/03052/FUL) post 31st March 2025 for 26 dwellings. The applicant was the developer Pickstock Homes.	26	0	26				26		26	0
LUD034	Land east of Eco Park, Ludlow	Development completed.	0	0	0						0	0
ONBY003	Onibury Farm, Onibury	Small site within the village. An appropriate scheme would represent sustainable development. No fundamental planning issues have been identified. Estate owned and promoted site - indicative layout showing site capable of delivering 8 dwellings. Timescales reflect information provided by the estate. Likely to be delivered in accordance with these timescales.	8	0	8						0	8
HIN002	Land West of Manor Farm Drive, Hinstock	Development completed.	0	0	0						0	0
HIN009	Land at Bearcroft, Hinstock	Development completed.	0	0	0						0	0
HOD009, HOD010 & HOD011	Land to rear of Shrewsbury Street; Land off Station Road; and Shrewsbury Street Farm, Hodnet	Greenfield site. No known impediments to the availability of the site. Full Planning Permission (22/00741/FUL) granted for 51 dwellings. The applicant is a developer - Pickstock Homes. Development ongoing.	0	0	0						0	0
MD030, MD010 & MD028	Land off Rush Lane; and Land between Croft Way and Greenfields Lane, Market Drayton	Greenfield site on edge of town within A53 Bypass - sustainable development. Single point of access off A53 required for all the allocations that form this wider site. Site reflects local ambitions for greenfield recreational facilities. No fundamental planning issues. Complex land ownerships and single access required - Development Company coordinating delivery. MD030 West: Phases 1a and 2a: Outline Planning Permissions (14/01982/OUT / 14/04701/OUT) and a Reserved Matters Planning Permission (16/03082/REM) granted for 162 dwellings. Development is completed. Phase 3a: Planning Permission (22/05349/FUL) granted for 64 dwellings. Development is ongoing. MD030 East, MD010 & MD028: Phase 1b: Outline Planning Permission (14/03782/OUT) and subsequent Reserved Matters Planning Permission (21/01142/REM) granted for 209 dwellings and development is ongoing.	0	0	0						0	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
STH002	Part of land off Dutton Close, Stoke Heath	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Outline and Reserved Matters Planning Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings.	Site promoted through the site allocation process. Outline and Reserved Matters Planning Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings.	Cost of demolition of former social club building but no known viability concerns. Outline and Reserved Matters Planning Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings.
MIN002 & MIN015	Hall Farm, Minsterley	Allocated site.	Site promoted through the site allocation process. The southern element of the site is for new build development whilst the northern element of the site is for the conversion of existing farm buildings for residential and employment purposes. Planning Permission (23/04898/FUL) granted for 6 dwellings and commercial uses on the northern element of the site. Planning Permission (23/04104/FUL) granted for 14 dwellings on the southern element of the site, post 31st March 2024.	Site promoted through the site allocation process. Single landowner that the Council understands has proactively promoted the site for sale and that a sale is now agreed. The purchaser is a developer which intends to bring forward the allocation for development. The southern element of the site is for new build development whilst the northern element of the site is for the conversion of existing farm buildings for residential and employment purposes.	Cost of appropriate conversion and buildings clearance, cross-subsidised by wider development proposals.
MIN007	Callow Lane, Minsterley	Allocated site.	Development completed.	Development completed.	Development completed.
PBY018 & PBY029	Hall Bank, Pontesbury	Allocated site.	Development completed.	Development completed.	Development completed.
PBY019	Land off Minsterley Road, Pontesbury	Allocated site.	Development completed.	Development completed.	Development completed.
GOB008	Land at Southlands Avenue, Gobowen	Allocated site.	Site promoted through the site allocation process. No known impediments to the availability of the site. Planning Permission (22/00201/FUL) granted for 38 dwellings and development has subsequently commenced. The developer - Wrekin Housing Group.	Site promoted through the site allocation process. Planning Permission (22/00201/FUL) granted for 38 dwellings and development has subsequently commenced. The developer - Wrekin Housing Group.	No known viability concerns. Planning Permission (22/00201/FUL) granted for 38 dwellings and development has subsequently commenced. The developer - Wrekin Housing Group.
GOB012	Land between A5 and Shrewsbury railway line, Gobowen	Allocated site.	Site promoted through the site allocation process. Single landowner. No known impediments to the availability of the site. Full Planning Application (24/01475/FUL) pending consideration for 132 dwellings.	Site promoted through the site allocation process. Full Planning Application (24/01475/FUL) pending consideration for 132 dwellings.	No known viability concerns.
KK001	Land north of Lower House, Knockin	Allocated site.	Development completed.	Development completed.	Development completed.
KYN001	Land adjacent Kinnerley Primary School, Kinnerley	Allocated site.	Development completed.	Development completed.	Development completed.
KYN002	Land west of School Road, Kinnerley	Allocated site.	Site promoted through the site allocation process. Land in single ownership. Full Planning Permission (16/04719/FUL) granted for 18 dwellings. Development has commenced. No known impediments to the availability of the site.	Site promoted through the site allocation process. Full Planning Permission (16/04719/FUL) granted for 18 dwellings. Development has commenced.	No known viability concerns.
LLAN001	Former Railway Land, Station Road, Llanymynech	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
LLAN009	Land north of playing fields, Llanymynech and Pant	Allocated site.	Development completed.	Development completed.	Development completed.
MBK001	Land at Greenfields Farm, Maesbrook	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
MBK009	Land adj. to The Smithy, Maesbrook	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
OSW004	Land off Whittington Road, Oswestry	Allocated site.	Site promoted through the site allocation process. Known developer interest.	Site promoted through the site allocation process. Greenfield site with physical, heritage and environmental constraints to be addressed as part of layout.	Greenfield site with physical, heritage and environmental constraints to be addressed as part of layout.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
STH002	Part of land off Dutton Close, Stoke Heath	Straightforward part brownfield site with no fundamental planning issues. Outline and Reserved Matters Planning Permissions (15/00415/OUT / 19/00471/REM) granted for 25 dwellings. Development is ongoing.	0	0	0						0	0
MIN002 & MIN015	Hall Farm, Minsterley	Site promoted through the site allocation process and in a single ownership. The Council understands that the land has been proactively promoted the site for sale and that a sale is now agreed. The purchaser is a developer which intends to bring forward the allocation for development. Development is to be implemented in two phases. Planning Permission (23/04898/FUL) granted for 6 dwellings and commercial uses on the northern element of the site. Planning Permission (23/04104/FUL) granted for 14 dwellings on the southern element of the site. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	0	0	0						0	0
MIN007	Callow Lane, Minsterley	Development completed.	0	0	0						0	0
PBY018 & PBY029	Hall Bank, Pontesbury	Development completed.	0	0	0						0	0
PBY019	Land off Minsterley Road, Pontesbury	Development completed.	0	0	0						0	0
GOB008	Land at Southlands Avenue, Gobowen	Small greenfield site, re-allocated from Oswestry Local Plan. No fundamental planning issues or significant outstanding objections. Parish Council support. Planning Permission (22/00201/FUL) granted for 38 dwellings and development is ongoing. The developer - Wrekin Housing Group.	0	0	0						0	0
GOB012	Land between A5 and Shrewsbury railway line, Gobowen	No fundamental planning issues or significant outstanding objections. Parish Council support. Full Planning Permission (24/01475/FUL) granted post 31st March 2025 for 132 dwellings. This application has been informed by a pre-application process. The applicant is Persimmon Homes. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	132	0	132		30	30	36	36	132	0
KK001	Land north of Lower House, Knockin	Development completed.	0	0	0						0	0
KYN001	Land adjacent Kinnerley Primary School, Kinnerley	Development completed.	0	0	0						0	0
KYN002	Land west of School Road, Kinnerley	Full Planning Permission (16/04719/FUL) granted for 18 dwellings. Development has commenced.	0	0	0						0	0
LLAN001	Former Railway Land, Station Road, Llanymynech	Small greenfield site with no fundamental planning issues and Parish Council support. It is considered that this site will occur in the medium term.	32	0	32						0	32
LLAN009	Land north of playing fields, Llanymynech and Pant	Development completed.	0	0	0						0	0
MBK001	Land at Greenfields Farm, Maesbrook	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Given the scale, build out would be expected to occur in a relatively short period following grant of Planning Permission. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period. Outline Planning Permission (24/04281/OUT) granted for 4 dwellings.	0	0	0						0	0
MBK009	Land adj. to The Smithy, Maesbrook	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. Given the scale, build out would be expected to occur in a relatively short period following grant of Planning Permission. It is understood from the agent that the landowner remains committed to seeing the site developed. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period. Outline Planning Permission (24/04120/OUT) granted for 4 dwellings.	0	0	0						0	0
OSW004	Land off Whittington Road, Oswestry	Greenfield site subject to comprehensive development guidelines. Known developer interest. Full Planning Permission (23/00225/FUL) granted for 83 dwellings. The applicant is a developer - Cameron Homes. The site benefits from and will be facilitated by approved HIF funding bid of £9.3m granted to Shropshire Council by Homes England for improvement works to the nearby Mile End Roundabout, Oswestry, which are now completed.	0	0	0						0	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
OSW024	Eastern Gateway Sustainable Urban Extension, Oswestry	Allocated site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently.	No major viability issues noted to date.
OSW029	Former Oswestry Leisure Centre, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.
OSW030	The Cottams, Morda Road, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.
OSW033	Alexandra Road Depot, Oswestry	Allocated site.	Development completed.	Development completed.	Development completed.
OSW034, OSW035 & OSW045	Land South of the Cemetery, Oswestry	Allocated site.	Site promoted through the site allocation process. Site considered deliverable in the medium term. No known impediments to the availability of the site.	Site promoted through the site allocation process. Site considered deliverable in the medium term. No known impediments to the achievability of the site.	No major viability issues noted to date.
OSW042	Richard Burbidge, Oswestry	Allocated site.	Site promoted through the site allocation process. Site in two parts: The part located off Whittington Road has been granted Planning Permission and been completed. The part located off Unicorn Road is currently in employment use, but considered deliverable in the medium term.	Site promoted through the site allocation process. Known developer interest in the site. The part located off Whittington Road has been granted Planning Permission and been completed. The part located off Unicorn Road is currently in employment use, but considered deliverable in the medium term.	No major viability issues noted to date - but brownfield site requiring clearance and/or re-use of existing buildings. Known developer interest.
PARK001	Land at Artillery/Larkhill/Park Crescent, Park Hall	Allocated site.	Development completed.	Development completed.	Development completed.
STM029	Land at Rhos y Llan Farm, St Martins	Allocated site.	Development completed.	Development completed.	Development completed.
WGN001, WGN004, WGN005 & WGN021	Land adjacent to Oakland's Drive; Land to rear of Hershell House; Land to south east of School; and Land adjacent to Big House, Whittington	Allocated site.	Site promoted through the site allocation process. Straightforward greenfield site. No known impediments to the availability of the site. Full Planning Permission (18/01990/FUL) granted for 34 dwellings (Phase 1 of the development). Development near completed. Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development). Development completed.	Site promoted through the site allocation process. Straightforward greenfield site. No known impediments to the availability of the site. Full Planning Permission (18/01990/FUL) granted for 34 dwellings (Phase 1 of the development). Development near completed. Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development). Development completed.	No known viability concerns.
WRN010	Land South of Brookfield's and Aspen Grange, Weston Rhyn	Allocated site.	Development completed.	Development completed.	Development completed.
WRN016	Land at the Sawmills, Rhoswiell	Allocated site.	Site promoted through the site allocation process. Site in single ownership. Full Planning Permission (22/03924/FUL) granted for 61 dwellings (net) on the site. The applicant is a developer (Shrewsbury Homes).	Site promoted through the site allocation process. Full Planning Permission (22/03924/FUL) granted for 61 dwellings (net) on the site. The applicant is a developer (Shrewsbury Homes).	No known viability concerns.
SHIF004a	Land south of Aston Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.
SHIF004b & SHIF004c	Land between Lawton Road and Stanton Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.
SHIF006	Land north of Wolverhampton Road, Shifnal	Allocated site.	Development completed.	Development completed.	Development completed.
BAS005	Land at rear of Wheatland's Estate, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
BAS017	Land to the west of Shrewsbury Road, Baschurch	Allocated site.	Development completed.	Development completed.	Development completed.
BAS025	Land to rear of Medley Farm, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
OSW024	Eastern Gateway Sustainable Urban Extension, Oswestry	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large and in multiple ownerships. Delivery to occur via coordinated phases - with various phases implemented concurrently. Outline Planning Permission (16/02594/OUT) granted for a series of sub-phases totalling up to 600 dwellings. Reserved Matters (21/04449/REM) Planning Application granted for the first 284 dwellings of these sub-phases. The first of these sub-phases is ongoing. Outline Planning Permission (17/06025/OUT) and Reserved Matters (21/03584/REM) Permission granted on a separate phase of 120 dwellings. This development is ongoing. The remaining phase is in Shropshire Council ownership. An Outline Planning Application (24/00719/OUT) is pending decision with a resolution to grant for 89 dwellings. The applicant is Cornovii Developments. Site is supported by approved funding via the Housing Infrastructure Fund (HIF), which delivered improvements to the adjoining Mile End Roundabout in order to create additional highway capacity.	89	0	89			25	25	39	89	0
OSW029	Former Oswestry Leisure Centre, Oswestry	Development completed.	0	0	0						0	0
OSW030	The Cottams, Morda Road, Oswestry	Development completed.	0	0	0						0	0
OSW033	Alexandra Road Depot, Oswestry	Development completed.	0	0	0						0	0
OSW034, OSW035 & OSW045	Land South of the Cemetery, Oswestry	Greenfield site. No fundamental planning issues and Town Council support. Access dependent on land exchange agreement with Town Council so delivery expected within years 6+.	80	0	80						0	80
OSW042	Richard Burbidge, Oswestry	Brownfield site with no fundamental planning issues. The part located off Whittington Road has been granted Planning Permission (15/03727/FUL) and development has been completed. The part located off Unicorn Road is currently in employment use, but considered deliverable in the medium-longer term.	130	0	130						0	130
PARK001	Land at Artillery/Larkhill/Park Crescent, Park Hall	Development completed.	0	0	0						0	0
STM029	Land at Rhos y Llan Farm, St Martins	Development completed.	0	0	0						0	0
WGN001, WGN004, WGN005 & WGN021	Land adjacent to Oakland's Drive; Land to rear of Hershell House; Land to south east of School; and Land adjacent to Big House, Whittington	Straightforward greenfield site with no fundamental planning issues. Parish Council support. Full Planning Permission (18/01990/FUL) granted for 34 dwellings (Phase 1 of the development). Development near completed. Full Planning Permission (20/03858/FUL) granted for 39 dwellings (Phases 2 and 3 of the development). Development completed. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.	0	0	0						0	0
WRN010	Land South of Brookfield's and Aspen Grange, Weston Rhyn	Development completed.	0	0	0						0	0
WRN016	Land at the Sawmills, Rhoswiell	Brownfield site with no fundamental planning issues and Parish Council support. Full Planning Permission (22/03924/FUL) granted for 61 dwellings (net) on the site. The applicant is a developer (Shrewsbury Homes) and development is ongoing.	0	0	0						0	0
SHIF004a	Land south of Aston Road, Shifnal	Development completed.	0	0	0						0	0
SHIF004b & SHIF004c	Land between Lawton Road and Stanton Road, Shifnal	Development completed.	0	0	0						0	0
SHIF006	Land north of Wolverhampton Road, Shifnal	Development completed.	0	0	0						0	0
BAS005	Land at rear of Wheatland's Estate, Shrewsbury	Development completed.	0	0	0						0	0
BAS017	Land to the west of Shrewsbury Road, Baschurch	Development completed.	0	0	0						0	0
BAS025	Land to rear of Medley Farm, Shrewsbury	Development completed.	0	0	0						0	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
BAS035	Land at Station Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
BOM004/R	Land off Shrewsbury Road, Bomere Heath	Allocated site.	Development completed.	Development completed.	Development completed.
CON005	Land east of the Shrewsbury Road, Condover	Allocated site.	Development completed.	Development completed.	Development completed.
CON006	Land opposite School, Condover	Allocated site.	Development completed.	Development completed.	Development completed.
DOR004	Land off Forge Way, Dorrington	Allocated site.	Development completed.	Development completed.	Development completed.
DOR017	Land to the rear of the Old Vicarage, Dorrington	Allocated site.	Site promoted through the site allocation process. Land in single ownership. No known impediments to the availability of the site.	Site promoted through the site allocation process.	No known viability concerns.
HAN011/R	Land west of school, Hanwood	Allocated site.	Development completed.	Development completed.	Development completed.
NESS004 & NESS012	Land West of Holyhead Road, Nesscliffe	Allocated site.	Development completed.	Development completed.	Development completed.
SHREW001	Land north of London Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Single landowner - Shropshire Council. No known impediments to the availability of the site. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission).	The site is intended to be brought forward as a part self/custom-build development and part general housing development. Single landowner - Shropshire Council. No known impediments to the achievability of the site. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission).	The site is intended to be brought forward as a part self/custom-build development and part general housing development. Single landowner - Shropshire Council. No known impediments to the viability of the site. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission).
SHREW002, SHREW035, SHREW083, SHREW128, ELR64, ELR67 & ELR68	Shrewsbury West Sustainable Urban Extension	Allocated site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Development to be brought forward in coordinated phases - with national housebuilder involvement and development currently ongoing.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Development to be brought forward in coordinated phases - with national housebuilder involvement and development currently ongoing.	Major infrastructure requirements, including provision of new Oxon Link Road, but land identified in Core Strategy on this basis and costs to be reflected in land values so no viability issues. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Local Economic Partnership (LEP) grant offer towards elements of highways costs, subject to detailed business case approval.
SHREW016	Land off Hillside Drive, Belvidere, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
SHREW023	Land at Corner Farm Drive, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
BAS035	Land at Station Road, Shrewsbury	Development completed.	0	0	0						0	0
BOM004/R	Land off Shrewsbury Road, Bomere Heath	Development completed.	0	0	0						0	0
CON005	Land east of the Shrewsbury Road, Conover	Development completed.	0	0	0						0	0
CON006	Land opposite School, Conover	Development completed.	0	0	0						0	0
DOR004	Land off Forge Way, Dorrington	Development completed.	0	0	0						0	0
DOR017	Land to the rear of the Old Vicarage, Dorrington	Straightforward small greenfield site with no fundamental planning issues and Parish Council support. The site adjoins allocation DOR004, upon which Planning Permission (17/04926/FUL) has been granted and the development completed. DOR017 is expected to follow on as a second phase of this development, in the medium term.	15	0	15						0	15
HAN011/R	Land west of school, Hanwood	Development completed.	0	0	0						0	0
NESS004 & NESS012	Land West of Holyhead Road, Nesscliffe	Development completed.	0	0	0						0	0
SHREW001	Land north of London Road, Shrewsbury	Straightforward greenfield site owned by Shropshire Council. The site is intended to be brought forward as a part self/custom-build development and part general housing development. Full Planning Permission (16/02049/FUL) was granted for a single dwelling on the site, with development subsequently completed. Hybrid Planning Permission (21/05981/FUL) granted for 135 dwellings (103 dwelling subject to Full Planning Permission and 32 dwellings subject to Outline Planning Permission). Development is ongoing.	0	0	0						0	0
SHREW002, SHREW035, SHREW083, SHREW128, ELR64, ELR67 & ELR68	Shrewsbury West Sustainable Urban Extension	Principle of development established in Core Strategy. Comprehensive development to occur in accordance with adopted masterplan to include 750 dwellings, employment, the provision of new Oxon Link Road, and other infrastructure. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions agreed, with main landowners (including Shropshire Council) working collaboratively towards delivery. Development to be brought forward in coordinated phases. Full Planning Permission (20/01957/FUL) granted for 340 dwellings on the first phase of residential development. The developer is Barratt David Wilson Homes. Development is progressing at pace. Full Planning Permission (22/03543/FUL) granted for 106 dwellings on the second phase of residential development. The developer is Anwyl Homes. Development is ongoing. Full Planning Application (24/04563/FUL) pending consideration for 283 dwellings on phase 3. The applicant is Cornovii Developments Limited, Barratt Developments and David Wilson Homes. Residential phase 4 is in Shropshire Council ownership and is expected to follow on from phase 3. The health/care campus phase of the development is to be implemented in a series of sub-phases. Sub-phase 1 was granted Full Planning Permission (14/05707/FUL) for 85 extra-care apartments, which have since been completed. Sub-phase 2 was granted Full Planning Permission (20/04541/FUL) for 54 extra-care apartments/bungalows as an extension to the existing facility, which have since been completed. Sub-phase 3 was granted Full Planning Permission (24/02222/FUL) post 31st March 2025 for 32 affordable dwellings. The remaining sub-phases are in Shropshire Council ownership and there is a commitment to bringing these sub-phases forward for development. The local centre phase of the development is currently subject to a Hybrid Planning Application (25/02916/FUL) which is pending consideration for a supermarket, residential development (illustrative masterplan indicates 22 units) and a care home on the entirety of the local centre site. The full component of this application relates to the supermarket and the outline component of this application relates to the wider retail and residential development.	360	0	360			32	76	76	184	176
SHREW016	Land off Hillside Drive, Belvidere, Shrewsbury	Development completed.	0	0	0						0	0
SHREW023	Land at Corner Farm Drive, Shrewsbury	Development completed.	0	0	0						0	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
<b>SHREW027</b>	Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site. Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission. Reserved Matters Planning Permission (19/05564/REM) subsequently granted for the 247 dwellings. Development progressing at pace.	Site promoted through the site allocation process. Suitable location on edge of town - sustainable development with no fundamental planning issues. Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site. Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission. Reserved Matters Planning Permission (19/05564/REM) subsequently granted for 247 dwellings. Development progressing at pace.	Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site. Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission. Reserved Matters Planning Permission (19/05564/REM) subsequently granted for 247 dwellings. Development progressing at pace.
<b>SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127, ELR02 &amp; ELR66</b>	Shrewsbury South Sustainable Urban Extension, Shrewsbury	Allocated site.	Site promoted through the site allocation process. The site is a sustainable urban extension, as such it is very large, in multiple ownerships and requires complex S106 Agreements. Infrastructure costs and contributions identified and apportioned. No legal or physical impediments to development. Development consists of three broad coordinated residential phases with a series of Planning Permissions secured across these broad phases - with national housebuilder involvement and development currently ongoing.	Development consists of three broad coordinated residential phases with a series of Planning Permissions secured across these broad phases. All these phases/sub-phases are progressing alongside each other and development is occurring at pace.	Major infrastructure requirements but land identified in Core Strategy on this basis and costs to be reflected in land values so no viability issues.
<b>SHREW073</b>	Land off Ellesmere Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
<b>SHREW095 and SHREW115</b>	Land west of Battlefield Road, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Greenfield site within built up area – sustainable development. Part of mixed use allocation subject to some constraints including flood risk and existing industry on southern edge and railway to west, but no fundamental planning issues to prevent delivery of housing on site. Outline and Reserved Matters Planning Permissions (19/03905/OUT and 22/00056/REM) granted for 98 affordable dwellings on the site.	Site promoted through the site allocation process. Development will occur independently of the adjacent employment allocation. Outline and Reserved Matters Planning Permissions (19/03905/OUT and 22/00056/REM) granted for 98 affordable dwellings on the site.	No know viability concerns. Access to the site can be achieved and public transport infrastructure incorporated to increase the sustainability of any development. The southern boundary of the allocation adjoins a separate employment site expected to be developed as part of the existing employment area.
<b>SHREW105</b>	Land off Shillingston Drive, Shrewsbury	Allocated site.	Development Completed.	Development Completed.	Development Completed.
<b>SHREW120/R</b>	Land East of Woodcote Way, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
SHREW027	Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road, Shrewsbury	Major greenfield site for coordinated development in two linked parts. Land in ownership of two national house builders (Taylor Wimpey and Persimmon Homes). Multiple outlets on the site. Hybrid Planning Permission (17/01612/OUT) granted for 600 dwellings. 353 of these dwellings have Full Planning Permission and 247 of these dwellings have Outline Planning Permission. Reserved Matters Planning Permission (19/05564/REM) subsequently granted for 247 dwellings. Development progressing at pace.	0	0	0						0	0
SHREW028, SHREW029, SHREW075, SHREW107, SHREW114, SHREW127, ELR02 & ELR66	Shrewsbury South Sustainable Urban Extension, Shrewsbury	Principle of development established in Core Strategy. Comprehensive development in accordance with adopted masterplan to include approximately 950 dwellings, employment land and related infrastructure. Full Planning Permission (13/00893/FUL) granted on part of residential phase 1a and all of residential phase 2a, including 291 dwellings, which is now completed. Full Planning Permission (21/01748/FUL) granted on remainder of phase 1a for a 66 bedroom Care Home, which is now completed. Hybrid Planning Permission (18/04194/FUL) granted on the local centre for a food store and specialist housing for older people - Care Home and Extra Care Apartments (Outline Planning Permission applies to the care home and extra-care apartments). Reserved Matters Permission (19/04101/REM) subsequently granted for an 80 bed Care Home, which has been completed. The 57 extra-care apartments subsequently lapsed. Full Planning Permission (24/01890/FUL) granted for 64 extra-care apartments now granted on the remainder of this component of the site. Outline Planning Permission (14/04428/OUT) granted for mixed use development including 500 dwellings and a Care Home on residential phases 1b, 1c, 2b and employment phases E1, E2a and E2b. Series of Reserved Matters Planning Permissions (17/06149/REM, 19/00048/REM, 19/04460/REM and 19/05470/REM) granted for sub-phases of housing and associated works, development of these various sub-phases has been completed. Alternative Outline Planning Permission (21/02982/OUT) and Reserved Matters Permission (22/01867/REM) subsequently granted replacing the Care Home with 35 dwellings. This development is ongoing. Full Planning Permission (16/02618/FUL) granted for phase 3 for 159 dwellings, and development has completed. Outline Planning Permission (24/02907/OUT) granted post 31st March 2025 for up to 226 dwellings on part of the site previously intended for employment uses. The developer Persimmon Homes has purchased this development site: <a href="https://newtonldp.com/news/80/land-sale-drives-mission-to-tackle-housing-needs-in-central-england">https://newtonldp.com/news/80/land-sale-drives-mission-to-tackle-housing-needs-in-central-england</a> . A Reserved Matters Application (25/04361/REM) has subsequently been received and is pending consideration for 226 dwellings - the applicant is the developer Persimmon Homes.	226	0	226			76	76	74	226	0
SHREW073	Land off Ellesmere Road, Shrewsbury	Development completed.	0	0	0						0	0
SHREW095 and SHREW115	Land west of Battlefield Road, Shrewsbury	Greenfield site within a built up area - sustainable development. Outline and Reserved Matters Planning Permissions (19/03905/OUT and 22/00056/REM) granted for 98 affordable dwellings on the site. Development is ongoing and it is understood that the developer anticipates completion of the site by 2025.	0	0	0						0	0
SHREW105	Land off Shillingston Drive, Shrewsbury	Development Completed.	0	0	0						0	0
SHREW120/R	Land East of Woodcote Way, Shrewsbury	Development completed.	0	0	0						0	0

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
SHREW198	Land at Ditherington Flaxmill, Shrewsbury	Allocated site.	Site promoted through the site allocation process. Historic England is leading the project, which will be delivered in phases. Phase 1 - a new build element. Phase 2 - restoration of the Main Mill and redevelopment of the remaining historic buildings. The phases can occur alongside each other.	Site promoted through the site allocation process. Historic England is leading the project, which will be delivered in phases.	Ditherington Flaxmill is a recognised heritage asset. Development of the site seeks to ensure the renovation and safeguarding of the mill by providing an appropriate use of the mill and the surrounding land. Significant funding has been secured for this project (including Heritage Lottery Funding; Culture Recovery Funding; ERDF funding; and LEP funding).
SHREW210/09, SHREW030/R, SHREW094 & SHREW019	Bowbrook/Radbrook, land between Mytton Oak Road and Hanwood Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
SHREW212/09	Land west of Longden Road, Shrewsbury	Allocated site.	Development completed.	Development completed.	Development completed.
UFF006/10	Land between Manor Farm and Top Cottages, Uffington	Allocated site.	Development completed.	Development completed.	Development completed.
SHAW004	Land to the rear of Brickyard Farm, Poynton Road, Shawbury	Allocated site.	Development completed.	Development completed.	Development completed.
WEM003	Land off Pym's Road, Wem	Allocated site.	Site promoted through the site allocation process. Site in single ownership. No known impediments to the availability of the site. Outline Planning Application (20/01054/OUT) granted on the site at appeal for up to 100 dwellings.	Site promoted through the site allocation process. Outline Planning Application (20/01054/OUT) granted on the site at appeal for up to 100 dwellings.	No known viability concerns.
WEM012	Land off Roden Grove, Wem	Allocated site.	Development Completed.	Development Completed.	Development Completed.
ASHP002	Land West of Ash Parva	Allocated site.	Development completed.	Development completed.	Development completed.
PH004	Former Cherry Tree Hotel and adjoining land, Prees Heath	Allocated site.	Site promoted through the site allocation process. Site in single ownership. Willing landowner. No known impediments to the availability of the site.	Site promoted through the site allocation process. Planning Applications covering this site and a significant additional area were withdrawn and refused respectively. It is considered that a viable scheme remains possible on the allocated site.	Brownfield site but no significant viability issues known. Planning Applications covering this site and a significant additional area were withdrawn and refused respectively. It is considered that a viable scheme remains possible on the allocated site.
PRE002-011-012	Land West of Shrewsbury Street, Prees	Allocated site.	Site promoted through the site allocation process. Access off Shrewsbury Street subject to demolition of existing dwelling owned by Shropshire Housing Group, which has confirmed its support. Multiple ownerships but jointly promoted, therefore no legal or physical impediments. Site expected to be brought forward in phases, a number of which already have been completed or benefit from Planning Permission. Total site capacity 30 dwellings.	Site promoted through the site allocation process. Site expected to be brought forward in phases, a number of which already have been completed or benefit from Planning Permission. Total site capacity 30 dwellings.	No known viability concerns.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
SHREW198	Land at Ditherington Flaxmill, Shrewsbury	<p>Historic England as the primary landowner is leading the project. A masterplan has been prepared and the site will be delivered in phases.</p> <p>Hybrid Planning Permission (first in 2011 and then more recently in 2021) (20/05065/OUT) granted for the overarching redevelopment of the site, which includes 120 dwellings. Further Full Planning Permissions been granted for works to various listed buildings and off-site works to the highway, these works are ongoing.</p> <p>Phase 1 consists of the new build element.</p> <p>-On 3rd March 2023, a Compulsory Purchase Order pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 to assemble the land required to deliver the mixed-use development comprising residential accommodation, together with commercial, business and service uses being a key element of the wider regeneration of Shrewsbury Flaxmill Maltings was approved.</p> <p>-Historic England specify on the Flaxmill Maltings website that "Historic England is looking to commence the marketing of the wider site later in 2024 with a view to appointing an appropriate Development Partner with the necessary experience and track record in the delivery of similar schemes in early 2025." They then specify the expectation that the earliest start date is early 2026.</p> <p>-Historic England have commenced the process to dispose of the site to a development partner:  <a href="https://www.shropshirestar.com/news/2024/12/11/offers-invited-from-developers-for-flaxmill-site-earmarked-for-housing/">https://www.shropshirestar.com/news/2024/12/11/offers-invited-from-developers-for-flaxmill-site-earmarked-for-housing/</a></p> <p>Phase 2 consists of restoration of the Main Mill and seven other listed historic buildings on the site in order to provide them with appropriate uses and secure their long term future.</p> <p>-Significant funding has been secured for this project (including Heritage Lottery Funding; Culture Recovery Funding; ERDF funding; and LEP funding).</p> <p>-The restoration of the Smithy, Stables, Main Mill and Kiln is now completed. -Restoration of the Apprentice House, Cross Mill, Dye House and Warehouse and wider development of the site (including the 120 dwellings) are the next buildings to be restored.</p>	0	0	0						0	0
SHREW210/09, SHREW030/R, SHREW094 & SHREW019	Bowbrook/Radbrook, land between Mytton Oak Road and Hanwood Road, Shrewsbury	Development completed.	0	0	0						0	0
SHREW212/09	Land west of Longden Road, Shrewsbury	Development completed.	0	0	0						0	0
UFF006/10	Land between Manor Farm and Top Cottages, Uffington	Development completed.	0	0	0						0	0
SHAW004	Land to the rear of Brickyard Farm, Poynton Road, Shawbury	Development completed.	0	0	0						0	0
WEM003	Land off Pyms Road, Wem	<p>Greenfield site with no fundamental planning issues. Likely to be delivered.</p> <p>Outline Planning Application (20/01054/OUT) recently granted on the site at appeal in January 2022 for up to 100 dwellings.</p> <p>Reserved Matters Application (24/04470/REM) pending consideration for 100 dwellings. The applicant is Persimmon Homes.</p> <p>Known developer interest in bringing forward the site for development.</p> <p>Shropshire Council considers that there is clear evidence that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years.</p>	0	0	0						0	0
WEM012	Land off Roden Grove, Wem	Development Completed.	0	0	0						0	0
ASHP002	Land West of Ash Parva	Development completed.	0	0	0						0	0
PH004	Former Cherry Tree Hotel and adjoining land, Prees Heath	<p>Primarily brownfield site in Community Cluster located on A41/A49. Development subject to use of existing vehicular access off A41/A49.</p> <p>Parish Council support.</p> <p>Full Planning Application (25/02299/FUL) for 18 affordable dwellings pending consideration. The applicant is the developer TC Homes.</p> <p>It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period.</p>	18	0	18			8	10		18	0
PRE002-011-012	Land West of Shrewsbury Street, Prees	<p>Greenfield site centrally located in village - sustainable development. No fundamental planning issues.</p> <p>Access off Shrewsbury Street subject to demolition of existing dwelling owned by Shropshire Housing Group, which has confirmed its support.</p> <p>Multiple ownerships but jointly promoted. Site expected to be brought forward in phases, a number of which already have been completed or benefit from Planning Permission.</p> <p>Full Planning Permissions (16/05870/FUL, 16/02309/FUL and 22/03298/FUL) granted for 1, 2 and 5 dwellings on parts of the site respectively. Development of these phases recently completed. It is expected that the central and western portion of the sites will follow-on.</p> <p>Total site capacity 30 dwellings.</p>	22	0	22						0	22

Allocation Reference	Address	Suitability	Availability	Achievability	Viability
PRE008	Land at Moreton Street, Prees	Allocated site.	Site promoted through the site allocation process. Development dependent on legal agreement for restoration of Prees Hall. Willing landowner.	Site promoted through the site allocation process. Willing landowner. Scheme supported by Viability Report.	Development linked to restoration of Prees Hall. Number of dwellings increased from 30 to 40 to reflect viability issues raised in independent Viability Report.
TIL001	Land at the Vicarage, Tilstock	Allocated site.	Development completed.	Development completed.	Development completed.
TIL002	Land at Tilstock Close, Tilstock	Allocated site.	Development completed.	Development completed.	Development completed.
TIL008	Land at Russell House, Tilstock	Allocated site.	Development completed.	Development completed.	Development completed.
WHIT009	Land at Tilstock Road, Whitchurch	Allocated site.	Site promoted through the site allocation process. Full Planning Application (22/04360/FUL) granted for 561 dwellings and development is ongoing.	Site promoted through the site allocation process. Full Planning Application (22/04360/FUL) granted for 561 dwellings and development is ongoing.	Foul sewerage capacity upgrade required for complete build out of development. Agreement regarding foul sewerage capacity - permits commencement of development pending permanent upgrade by Welsh Water or developer.
WHIT021	Land at Alport Road, Whitchurch	Allocated site.	Development completed.	Development completed.	Development completed.
WHIT033/10	Land North of Mill Park, Whitchurch	Allocated site.	Development completed.	Development completed.	Development completed.
WHIT046	Land at Mount Farm, Whitchurch	Allocated site.	Development completed.	Development completed.	Development completed.
WHIT051	Land West of Oaklands Farm, Whitchurch	Allocated site.	Site promoted through the site allocation process. Part of mixed use scheme linked to ELR033. Development guidelines specified for the site. No known impediments to the availability of the site. Outline Planning Permission (21/02736/OUT) granted for 7 dwellings on one component of this site. Full Planning Application (22/03708/FUL) granted for 53 dwellings on the main component of the site. The applicant is a developer (Shropshire Homes).	Site promoted through the site allocation process. Outline Planning Permission (21/02736/OUT) granted for 7 dwellings on one component of this site. Full Planning Application (22/03708/FUL) granted for 53 dwellings on the main component of the site. The applicant is a developer (Shropshire Homes).	No known viability concerns - linkage with employment land to be addressed at application stage.

Approved Application on at least part of the site.

Approved Application on all of the site.

Allocation Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
PRE008	Land at Moreton Street, Prees	Greenfield development in centre of village and close to facilities. No fundamental planning issues. Development subject to suitable scheme delivering restoration of Prees Hall and provision of replacement open space. Parish Council support. Development is expected to occur in the medium term.	40	0	40						0	40
TIL001	Land at the Vicarage, Tilstock	Development completed.	0	0	0						0	0
TIL002	Land at Tilstock Close, Tilstock	Development completed.	0	0	0						0	0
TIL008	Land at Russell House, Tilstock	Development completed.	0	0	0						0	0
WHIT009	Land at Tilstock Road, Whitchurch	Major greenfield site. Full Planning Application (22/04360/FUL) granted for 561 dwellings and development is ongoing. Agreement regarding foul sewerage capacity - permits commencement of development pending permanent upgrade by Welsh Water or developer. Full build out subject to permanent foul sewerage capacity upgrade.	0	0	0						0	0
WHIT021	Land at Alport Road, Whitchurch	Development completed.	0	0	0						0	0
WHIT033/10	Land North of Mill Park, Whitchurch	Development completed.	0	0	0						0	0
WHIT046	Land at Mount Farm, Whitchurch	Development completed.	0	0	0						0	0
WHIT051	Land West of Oaklands Farm, Whitchurch	Sustainable greenfield site on the edge of the town. No fundamental planning issues and Town Council support. Part of mixed use scheme linked to ELR033 with site development guidelines, including phasing. Outline Planning Permission (21/02736/OUT) granted for 7 dwellings on one component of this site. Full Planning Application (22/03708/FUL) granted for 53 dwellings on the main component of the site. The applicant is a developer (Shropshire Homes). Development is ongoing.	0	0	0						0	0

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

Total Years 1-5: **680**  
10% Allowance Years 1-5: **68**  
Total After 10% Allowance Years 1-5: **612**

**Appendix G. Sites proposed for allocation for development in the withdrawn Local Plan without Planning Permission at 31<sup>st</sup> March 2025**

Site Reference	Address	Suitability	Availability	Achievability	Viability
<b>ALB017 &amp; ALB021</b>	Land north of Kingswood Road and Beamish Lane, Albrighton	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. ALB017 represents the larger of the two components of the site through which it is envisaged that access will be provided. The Site Promoters Regulation 19 Representation (A0357) states "We can confirm that the delivery timescales for this site shown in Appendix 7 of the draft Plan are appropriate." It is anticipated that ALB021 will then follow on, representing the second phase of development.	ALB017: Site Promoters Regulation 19 Representation (A0357) states "the site is viable and deliverable, having regard to the policy requirements in the draft Plan." Outline Planning Permission (24/02662/OUT) for up to 150 dwellings on this component of this site granted post 31st March 2025. ALB021: In isolation, this element of the site is consistent with a typology within the Whole Plan Viability Assessment that is considered viable. No known impediments to the achievability or viability of the site.
<b>BKL008a</b>	Land adjoining Redlake Meadow on B4367, Bucknell	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period	Site proactively promoted through the Local Plan Review.	Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period.
<b>CHR001</b>	Land between Orchard House and Crofton, Chirbury	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Small greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.
<b>CHR002</b>	Land south of the A490, Chirbury	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Small greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.
<b>CLU005</b>	Land at Turnpike Meadow on B4368, Clun	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period	Site proactively promoted through the Local Plan Review.	Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period.
<b>WBR007 &amp; WBR008</b>	Land at Bank Farm, Worthen	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Predominantly greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.
<b>WBR010</b>	Land South of the B4386, Worthen	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.
<b>ALV006 &amp; ALV007</b>	Land north of Daddlebrook Road and west of A442, Alveley	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site currently located within the Green Belt. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.
<b>ALV009</b>	Land Adjacent to The Cleckars, Alveley	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site currently located within the Green Belt. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.

Site Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
<b>ALB017 &amp; ALB021</b>	Land north of Kingswood Road and Beamish Lane, Albrighton	The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Outline Planning Permission (24/02662/OUT) for up to 150 dwellings on ALB017 granted post 31st March 2025. The applicant was a site promoter (Wain Estates) which confirmed in September 2025 that they had "completed on the sale of a 150-home development site in Albrighton, Shropshire, to national housebuilder Crest Nicholson." The also confirmed that "Crest Nicholson will now prepare and submit a detailed planning application, with 30 homes to be delivered as affordable housing in partnership with a registered provider." <a href="https://www.wainestates.co.uk/wain-estates-sells-150-home-albrighton-site-to-crest-nicholson/">https://www.wainestates.co.uk/wain-estates-sells-150-home-albrighton-site-to-crest-nicholson/</a> Crest Nicholson have specified in their press release that "work is anticipated to start in early 2026 with the first homes due for completion towards the end of the year." <a href="https://www.crestnicholson.com/latest-news/crest-nicholson-acquires-150-home-development-in-shropshire">https://www.crestnicholson.com/latest-news/crest-nicholson-acquires-150-home-development-in-shropshire</a> . A Reserved Matters Application (25/04095/REM) is now pending consideration for the construction of 150 dwellings on the site. The applicant is the developer Chrest Nicholson. It is anticipated that ALB021 will follow on, representing the second phase of development.	180	0	180		15	36	36	36	123	57
<b>BKL008a</b>	Land adjoining Redlake Meadow on B4367, Bucknell	Greenfield site. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period.	20	0	20						0	20
<b>CHR001</b>	Land between Orchard House and Crofton, Chirbury	Small greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	7	0	7						0	7
<b>CHR002</b>	Land south of the A490, Chirbury	Small greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	7	0	7						0	7
<b>CLU005</b>	Land at Turnpike Meadow on B4368, Clun	Greenfield site. The site is located within the Clun Catchment, as such its delivery is linked to compliance with draft Policy DP13 of the draft Shropshire Local Plan regarding achieving nutrient neutrality for the lifetime of the development and ensuring measures of achieving nutrient neutrality do not compromise the ability of the River Clun SAC to reach favourable conservation status. Such measures will be identified through a SPD, informed by a SAC Restoration Plan. The site is therefore considered developable within the Plan period.	20	0	20						0	20
<b>WBR007 &amp; WBR008</b>	Land at Bank Farm, Worthen	Predominantly greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	25	0	25						0	25
<b>WBR010</b>	Land South of the B4386, Worthen	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	20	0	20						0	20
<b>ALV006 &amp; ALV007</b>	Land north of Daddlebrook Road and west of A442, Alveley	Greenfield site currently located within the Green Belt. No other known fundamental planning issues. The site is considered suitable, available, achievable and viable subject to its release from the Green Belt. Considered likely to be delivered within the timescales identified.	35	0	35						0	35
<b>ALV009</b>	Land Adjacent to The Cleckars, Alveley	Greenfield site currently located within the Green Belt. No other known fundamental planning issues. The site is considered suitable, available, achievable and viable subject to its release from the Green Belt. Considered likely to be delivered within the timescales identified.	35	0	35						0	35

Site Reference	Address	Suitability	Availability	Achievability	Viability
<b>BRD030</b>	Tasley Garden Village, Bridgnorth	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0609) states "Tasley Garden Village is an available, suitable and deliverable site and therefore the inclusion in the draft Local Plan Review is fully supported." It also states "Taylor Wimpey proposes to comply with the required/proposed affordable housing requirement set out within Policy DP3 of the Local Plan Review within Tasley Garden Village" and "Taylor Wimpey can confirm that Tasley Garden Village would be a policy compliant development and deliver all the necessary requirements on site." The Development Statement submitted as part of this Regulation 19 Representation states "Taylor Wimpey has reviewed the economic viability of the site and proposals in terms of land values, market attractiveness/demand sales rates and development costs and can confirm that the development is economically viable and capable of delivering the required infrastructure." Large greenfield site. Considered there is sufficient viability to undertake necessary infrastructure contributions.
<b>DNP009</b>	Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.
<b>ELL005, ELL008 &amp; ELL033</b>	Land South of Oswestry Road, Ellesmere	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. Site promoter correspondence (Appendix 2 of the Viability Topic Paper) confirms intention for early implementation of the site.	Large greenfield site. ELL008 and ELL033: Site promoters Regulation 19 Representation (A0588) states "The land is available, viable and deliverable and will be brought forward at the earliest opportunity." ELL005: Site promoters correspondence (Appendix 1 of the Viability Topic Paper) states "can confirm the site is viable and deliverable".
<b>HNN016</b>	Land South of Oak Street, Highley	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0042) states "We can confirm that the site will be able to meet the Plan's development guidelines..." It also states "Allocation HNN016 is deliverable and viable." No known impediments to the achievability or viability of the site.
<b>BUR002</b>	Land adjoining Lineage Farm on A456, Burford	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.
<b>BUR004</b>	Land adjoining Boraston Drive on A456, Burford	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0118) indicates intention to comply with policy requirements and deliver the site. Site promoters Regulation 18 Response (extract provided as Appendix 3 of the Viability Topic Paper) states "Having regard to the proposed policy requirements for BUR004, including the mix of dwellings, the requirement to provide affordable housing and self-build homes, and the site specific factors (such as de-culverting the watercourse and addressing potential site contamination), we can confirm that the site is viable and deliverable. There is known market interest in the site due to Burford and Tenbury Wells being attractive and popular locations for home buyers. Finally, we also confirm that there are no known significant abnormal costs associated with developing the site." No known impediments to the achievability or viability of the site.
<b>CHK002</b>	Land north of The Crescent, Clee Hill	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.
<b>LUD056</b>	Former Coach Depot & Land at Fishmore Road, Ludlow	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Phase 1: Outline and Reserved Matters Applications (16/03096/OUT & 19/02060/REM) granted for 71 dwellings. Subsequent Planning Applications (19/05374/FUL & 20/01326/FUL) reposition the approved plots and result in a net increase of 7 plots. Development is ongoing. Phase 2: Outline Planning Application (23/03716/OUT) pending decision with a resolution to grant for 9 dwellings.	Phase 1: Outline and Reserved Matters Applications (16/03096/OUT & 19/02060/REM) granted for 71 dwellings. Subsequent Planning Applications (19/05374/FUL & 20/01326/FUL) reposition the approved plots and result in a net increase of 7 plots. Development is ongoing. Phase 2: Outline Planning Application (23/03716/OUT) pending decision with a resolution to grant for 9 dwellings.
<b>LUD057</b>	Former Depot, Riddings Road, Ludlow	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Small brownfield site. Existing buildings are potentially suitable for conversion. Site promoter has confirmed its viability and deliverability (Appendix 29 of the Viability Topic Paper). No known impediments to the achievability or viability of the site.
<b>HHH001 &amp; HHH014</b>	Land adjacent to the Primary School and The Grove, Hodnet	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoter correspondence (Appendix 20 of the Viability Topic Paper) states "We also confirm that in terms of viability then there are no current concerns or anticipated challenges taking into account all aspects of the sites and also relying on current market evidence." No known impediments to the achievability or viability of the site.

Site Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
BRD030	Tasley Garden Village, Bridgnorth	Large greenfield site, which is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0609) states "The site creates opportunities to create a sustainable community with delivery in the early years of the plan." Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site, with two Statements of Common Ground (SoCG07 and SoCG013) completed between the Council and the site promoter. The scheme has progressed with an Outline Planning Application (25/01722/OUT) for up to 1,500 dwellings (including specialist housing) and wider uses now pending decision on this site with a resolution to grant planning permission reached by planning committee. The applicants are developers, Bloor Homes and Taylor Wimpey. The application form for this Outline Planning Application confirms that pre-application discussions (PREAPM/24/00262) were undertaken prior to the submission of this application. It is also the subject of a Planning Performance Agreement between the Council and Applicants. The latest evidence is set out in the planning statement for this Outline Planning Application, states "From the point of the outline application being approved, and the S106 being signed, the following timeline could be achieved: • 6 months to prepare and submit a reserved matters application; • 4 months for the determination of a reserved matters application and receipt of Decision Notice; • 3 months to discharge conditions; and • 8 months initial start on site to the first legal completion." These timescales are responded to within the Council's position on the site.	1,500	0	1,500				50	100	150	1,350
DNP009	Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Full Planning Permission (24/02828/FUL) granted for 44 dwellings. Development is ongoing.	0	0	0						0	0
ELL005, ELL008 & ELL033	Land South of Oswestry Road, Ellesmere	Full Planning Permission (21/03602/FUL) granted for 107 dwellings on ELL005 and development is ongoing. ELL008 & ELL033 now linked to the delivery of the existing mixed use allocation ELL003a & ELL003b. Full Planning Permission (23/02170/FUL) granted to facilitate this development. Development ongoing at pace.	0	0	0						0	0
HNN016	Land South of Oak Street, Highley	Large greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0042) states "It is likely to start to be delivered earlier than the Local Plan's current forecast of 2025-2030 in Local Plan Appendix 7: Forecast of Delivery Timescales for Local Plan Allocations. We anticipate that the site's delivery will span the two periods 2020-2030." Within their Matter 15 statement (M15.02) in response to question 10 the site promoter states "The site is immediately available. It can be delivered early within the plan period." Considered likely to be delivered in the medium term.	100	0	100						0	100
BUR002	Land adjoining Lineage Farm on A456, Burford	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Full Planning Permission (23/02796/FUL) for 40 dwellings granted post 31st March 2025 on the site.	40	0	40			15	25		40	0
BUR004	Land adjoining Boraston Drive on A456, Burford	Large greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 3 of the Viability Topic Paper) indicates intention to bring the site forward early in the proposed Plan period. The site is considered likely to be delivered. Within their Matter 16 & Matter 25 statements (M16.02 – paragraph 2.21; M25 – paragraphs 2.1 and 2.3) from September 2024 the site promoter Lone Star Land has confirmed "Having regard for the progress made towards an application, we believe that the published trajectory is now likely to underestimate the contribution of the site, particularly with delivery in the initial Plan Period. We can confirm that submission of an outline application is imminent. From the grant of Outline permission, we anticipate 1 year for approval of Reserved Matters and conditions, followed by 9 months for sales. Whilst the first year of delivery may be lower, we anticipate annual delivery of 40-50 dwellings per annum. Assuming timely approval of the applications, we consider the below trajectory is deliverable..." Outline Planning Application (25/04438/OUT) pending consideration for 100 dwellings. This application confirms that the proposal has been subject to pre-application discussions. The applicant is the site promoter Lone Star Land.	100	0	100				40	40	80	20
CHK002	Land north of The Crescent, Clee Hill	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	20	0	20						0	20
LUD056	Former Coach Depot & Land at Fishmore Road, Ludlow	Phase 1: Outline and Reserved Matters Permissions (16/03096/OUT & 19/02060/REM) granted for 71 dwellings. Subsequent Planning Permissions (19/05374/FUL & 20/01326/FUL) granted to reposition the approved plots and result in a net increase of 7 plots. Development is ongoing. Phase 2: Outline Planning Permission (23/03716/OUT) granted for 9 dwellings post 31st March 2025.	9	0	9			9			9	0
LUD057	Former Depot, Riddings Road, Ludlow	Small brownfield site. Existing buildings are potentially suitable for conversion with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Full Planning Permission (24/02501/FUL) granted for 21 affordable dwellings. The applicant is a developer (TC Homes).	0	0	0						0	0
HHH001 & HHH014	Land adjacent to the Primary School and The Grove, Hodnet	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoter correspondence (Appendix 20 of the Viability Topic Paper) states "We also confirm that in terms of viability then there are no current concerns or anticipated challenges taking into account all aspects of the sites and also relying on current market evidence." Considered likely to be delivered within the timescales identified.	40	0	40						0	40

Site Reference	Address	Suitability	Availability	Achievability	Viability
HKW009	Land at School Bank Road, Hinstock	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters correspondence (Appendix 24 of the Viability Topic Paper) states "Yes the site is viable, against the requirements in the Reg. 19 draft local plan. The owners are in discussion with the Tenant farmer, and there is no reason to suggest the site is not deliverable."
MDR006	Land adjoining Adderley Road, Market Drayton	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. Site promoters Regulation 19 Representation (A0073) states "The site is controlled by SLG, and is considered to be deliverable in the first 5 years of the plan period."	Site promoters Regulation 19 Representation (A0073) states "SLG has undertaken an internal development appraisal of the site allowing for a policy compliant level of affordable housing, and it is considered to be viable. The site is greenfield and there are no known constraints on the land that would affect delivery. Relevant technical matters have been considered and are addressed within the technical reports as described above. The site is considered to be available and suitable for development in the short term, subject to achieving planning permission." It also states "Therefore, to conclude, these representations demonstrate that the allocation of the site is justified, and the site is deliverable in the next 5 years with no technical constraints." No known impediments to the achievability or viability of the site.
MDR012	Land to the east of Maer Lane and north of the A53, Market Drayton	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0378) states "Our client offers full support for the proposed housing allocations off Maer Lane (MDR012 and MDR034), which we consider to be suitable, available and deliverable, early in the Plan period." The site will contribute towards aspirations for a new marina at Market Drayton through provision of improved pedestrian and cycle access to the existing canal towpath and any potential future marina.
MDR034	Land west of Maer Lane and north of the A53, Market Drayton	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0378) states "Our client offers full support for the proposed housing allocations off Maer Lane (MDR012 and MDR034), which we consider to be suitable, available and deliverable, early in the Plan period." The site will contribute towards aspirations for a new marina at Market Drayton through provision of improved pedestrian and cycle access to the existing canal towpath and any potential future marina.
MDR039 & MDR043	Land at Longford Turning, Market Drayton	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. Site promoters Regulation 18 Response (extract provided as Appendix 4 of the Viability Topic Paper) states "We agree that the delivery assumptions set out in Appendix 7 are correct."	Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 4 of the Viability Topic Paper) states "As promoters of this site, working with the landowners, Gladman support this allocation. We can confirm that the site is viable and deliverable having regard to the policy requirements identified within the Regulation 18: Pre-Submission withdrawn Shropshire Local Plan. We agree that the delivery assumptions set out in Appendix 7 are correct. Please view our detailed representations for further comments on this proposed site allocation." The site will contribute towards aspirations for the relocation of sports facilities through delivery of sufficient improvements to the pedestrian, cycle and vehicle accessibility into the proposed relocation site. Considered there is sufficient viability to undertake necessary infrastructure contributions.
MIN018	Land west of A488, Minsterley	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.
PON008, PON017 & PON030	Land at Minsterley Road, Pontesbury	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. PON008 represents the largest component of the site and it is anticipated that access will be formed through it. The site promoters correspondence (Appendix 2 of the Viability Topic Paper) confirms that delivery timescale assumptions in the draft Shropshire Local Plan are correct. It is anticipated that PON017 and PON030 will follow on as subsequent phases of development.	The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.
CES005	Land adjoining The Vicarage on A458, Cressage	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0041) states "Proposed allocation CES005 is highly deliverable and viable." No known impediments to the achievability or viability of the site.

Site Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
HKW009	Land at School Bank Road, Hinstock	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	35	0	35						0	35
MDR006	Land adjoining Adderley Road, Market Drayton	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0073) states "The site is controlled by SLG, and is considered to be deliverable in the first 5 years of the plan period." Within their Matter 17 statement (M17.05 – paragraph 2.13) from September 2024 the site promoter SLG confirm that "The applicant is currently considering whether to appeal against the recently refused application. If an appeal is not submitted, then the site will be the subject of a further full planning application in the short term." They also stipulate in para 2.30 that "As the recent full planning application demonstrates, the site is being actively progressed and is deliverable within the next 5 years. We agree with the timescales set out in the Five Year Supply Statement (GC47) which indicates that first completions will take place in 2025/26." Full Planning Application (25/03581/FUL) pending consideration for 115 dwellings on the site. The applicants include a developer (Bellway Homes). Considered likely to be delivered.	115	0	115		15	30	30	30	105	10
MDR012	Land to the east of Maer Lane and north of the A53, Market Drayton	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0073) indicates an intention for early delivery within the proposed Plan period. Considered likely to be delivered.	70	0	70						0	70
MDR034	Land west of Maer Lane and north of the A53, Market Drayton	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0073) indicates an intention for early delivery within the proposed Plan period. Considered likely to be delivered.	120	0	120						0	120
MDR039 & MDR043	Land at Longford Turning, Market Drayton	Greenfield site considered. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 4 of the Viability Topic Paper) states "We agree that the delivery assumptions set out in Appendix 7 are correct." Within their subsequent Matter 17 statement (M17.02 – para 1.1.22) from September 2024 the promoter states "As a broad matter of principle, Gladman is in a position to prepare and submit a planning application; and secure planning permission quickly. The site is available and deliverable and has the potential to deliver a significant number of dwellings within a 5 year period." Outline Planning Application (25/01926/OUT) pending decision with a resolution to grant for up to 100 dwellings on MDR039. The Application Form associated with this proposal confirms pre-application discussions (PREAPM/25/00103) were undertaken prior to its submission. MDR043 is expected to follow-on. Known developer interest in the site. Considered likely to be delivered within the timescales identified.	120	0	120			25	25	25	75	45
MIN018	Land west of A488, Minsterley	Greenfield site. The site is considered suitable, available, achievable and viable. Within their Matter 18 statement (M18.02) from September 2024 in response to question 10 the landowner has confirmed "The site is immediately available and in a sustainable location in a Community Hub settlement. There are a number of developers interested in purchasing the site, but discussions remain confidential until the allocation has been secured. It is anticipated that delivery of the site would be early within the plan period." Full Planning Application (25/03699/FUL) pending consideration for 25 affordable dwellings. The applicants are the developer (Bowsall Developments Ltd) and the RP (Housing Plus Group). The Planning Application form confirms that pre-application discussions have occurred in support of this proposals (PREAPM/25/00135). Known developer interest in the site. Considered likely to be delivered within the timescales identified.	25	0	25			25			25	0
PON008, PON017 & PON030	Land at Minsterley Road, Pontesbury	Greenfield site. The site is considered suitable, available, achievable and viable. PON008 represents the largest component of the site and it is anticipated that access will be formed through it. The site promoters correspondence (Appendix 2 of the Viability Topic Paper) confirms that delivery timescale assumptions in the draft Shropshire Local Plan are correct. Planning Permission (21/03660/FUL) has been granted for 38 dwellings on the PON008 component of the site and development has recently completed. It is anticipated that PON017 and PON030 will follow on as subsequent phases of development. Planning Application (22/05722/FUL) withdrawn on PON030, which demonstrates developer interest in this site. Considered likely to be delivered.	2	0	2						0	2
CES005	Land adjoining The Vicarage on A458, Cressage	Greenfield site. The site is considered suitable, available, achievable and viable. The site promoters Regulation 19 Representation (A0041) indicates an intention for early delivery within the proposed Plan period. Within their Matter 19 Statement (M19.08) from September 2024 the landowner confirmed in response to question 9 that "We can confirm that the site will be delivered within the early part of the plan period should the allocation of the site progress. The site offers community benefits in the form of a suitable mix of housing, quality public open space, traffic calming and good vehicular and pedestrian connections." Outline Planning Application (25/03043/OUT) pending decision with a resolution to grant for 60 dwellings rached. The applicant is a developer (Muller Property Group) which has indicated an intention to actively progress Reserved Matters.	60	0	60				36	24	60	0

Site Reference	Address	Suitability	Availability	Achievability	Viability
<b>CES006</b>	The Eagles public house on A458, Cressage	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Small brownfield site. Site promoter correspondence (Appendix 5 of the Viability Topic Paper) states "The site as a whole is viable as it is developable and deliverable. The phasing of the development is currently focused on the conversion of the former public house, which already has extant permission for the conversion to one dwelling. Research suggests it may be necessary to deliver two dwellings from the conversion. This is because the building has been listed and to achieve a high quality and economically viable conversion may require the development of an additional dwelling. The car park to the former public house is developable and deliverable in accordance with the proposed site guidelines and policies of the emerging Development Plan, the phasing of this part of the site will be determined against the emerging policies of the Development Plan which support the redevelopment of the site."
<b>MUW012VAR</b>	Land adjoining the Primary School and Hunters Gate, Much Wenlock	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0370) states "At this stage we have carried out a massing exercise and can confirm that the site can accommodate a maximum of 120 dwellings together with the required roundabout and drainage infrastructure. We have also commissioned all of the various reports necessary to support a planning application and will be bringing forward the application in 2021 to demonstrate commitment to delivery of the site. The Estate are committed to delivering a high quality, beautiful development which will be in keeping with the surrounding landscape and local vernacular. There will be a requirement for natural open space within the development and it is envisaged that the current planted boundary to the site will need to be displaced and replaced with compensatory planting on the new site boundary. It is proposed that the development will deliver a good mix of housing including fulfilling the policy requirement to build 20% of the overall housing numbers as affordable dwelling. The development will deliver a Community Infrastructure Levy (CIL) contribution of £59.64 per square metre of build and the development overall could generate an overall CIL receipt somewhere in the region of £900,000 to spend on local projects. The Estate are not seeking to reduce either of these contributions on viability grounds." The representation also states "We note and accept the development guidelines set by the Council..." Considered there is sufficient viability to undertake necessary infrastructure improvements.
<b>GWR009</b>	Land west of Agnes Hunt Memorial Bungalows, Gobowen	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Correspondence from site promoter (Appendix 9 of the Viability Topic Paper) states "I confirm that the site, reference GWR009 would be available and deliverable for future development in line with our earlier submission". No known impediments to the achievability or viability of the site.
<b>KCK009</b>	Land north of Church Lane, Knockin	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0394) states: "KCK009 is deliverable" it also states "Bidwells on behalf of Bradford Estates has held pre-application discussions with Shropshire Council under reference PREAPP/19/00137 and we are keen to facilitate delivery as soon as the planning process allows it." No known impediments to the achievability or viability of the site.
<b>LYH007</b>	Land East of Barley Meadows, Llanymynech	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoter Regulation 19 Representation (A0394) states: "LYH007 is deliverable" it also states "To demonstrate deliverability of the allocation in accordance with the above policy requirements, we have engaged in pre-application discussions with Shropshire Council under reference PREAPP/20/00355 on behalf of Bradford Estates for the residential development of the site in accordance with the LYH007 policy requirements." No known impediments to the achievability or viability of the site.
<b>PKH002, PKH011, PKH013, PKH029, PKH031 &amp; PKH032</b>	Land at Park Hall	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Sites identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Sites proactively promoted through the Local Plan Review.	Series of greenfield sites to be comprehensively developed. Promoters of all the components of the site have confirmed that the site is viable and deliverable. Correspondence also indicates that relevant landowners have confirmed a willingness to work together to achieve deliverability of the site allocation forming (see Appendices 6, 7, 8, 27 and 28 of the Viability Topic Paper). No known impediments to the achievability or viability of the site.
<b>PYC021</b>	Land east of A483, Pant	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 18 Response (extract provided as Appendix 10 of the Viability Topic Paper) states: "We can confirm that this site is viable." It also states "We can confirm this is a fully deliverable site with an area of 1.91 ha." and "Our client is happy to cooperate with the council to ensure there is appropriate access and measures to provide a parking solution for the village shop, and a new footpath on the eastern side of A483 along the site frontage alongside a suitable pedestrian crossing facility. The site has already had interest from a number of builders both local and regional who are interested in developing the site." No known impediments to the achievability or viability of the site.

Site Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
CES006	The Eagles public house on A458, Cressage	Small brownfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Site promoter correspondence (Appendix 5 of the Viability Topic Paper) states "The site as a whole is viable as it is developable and deliverable. The phasing of the development is currently focused on the conversion of the former public house, which already has extant permission for the conversion to one dwelling. Research suggests it may be necessary to deliver two dwellings from the conversion. This is because the building has been listed and to achieve a high quality and economically viable conversion may require the development of an additional dwelling. The car park to the former public house is developable and deliverable in accordance with the proposed site guidelines and policies of the emerging Development Plan, the phasing of this part of the site will be determined against the emerging policies of the Development Plan which support the redevelopment of the site." Full Planning Permission (25/01628/FUL) granted post 31st March 2025 for conversion of the former public house to 2 dwellings. Full Planning Permission (25/04000/FUL) granted post 31st March 2025 for construction of 4 dwellings on the land associated with the former public house.	6	0	6				2	4	6	0
MUW012VAR	Land adjoining the Primary School and Hunters Gate, Much Wenlock	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0370) indicates intention to bring forward the site for development early in the plan period. Within their Matter 19 Statement (M19.05) the landowner confirms the extensive work being undertaken in preparation to bring the site forwards for development (including detailed assessment of the land drainage requirements). It also includes "Much Wenlock is an attractive market town with comprehensive range of local services. It is well located with good transport connections to other larger towns and to the West Midlands conurbation. There is therefore a latent demand for new housing and it is expected that this would be a site delivered early within the plan period." Considered likely to be delivered. A Screening Opinion (25/01121/SCR), often the precursor to a Planning Application, has been submitted for the site and associated land. A developer (Boningle Homes) has also undertaken community engagement regarding development of the site: <a href="https://muchwenlock-tc.gov.uk/wp-content/uploads/2025/09/13-MW-Boningle-HG-2-Consultation-Leaflet-23.09.25-Rev-C.pdf">https://muchwenlock-tc.gov.uk/wp-content/uploads/2025/09/13-MW-Boningle-HG-2-Consultation-Leaflet-23.09.25-Rev-C.pdf</a> An Outline Planning Application (26/00294/OUT) is pending consideration for up to 300 dwellings on the site and associated land. The associated Application Form confirms that pre-application discussions have occurred (PREAPM/25/00202). The applicant is the developer Boningle Homes.	120	0	120				36	36	72	48
GWR009	Land west of Agnes Hunt Memorial Bungalows, Gobowen	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified.	25	0	25						0	25
KCK009	Land north of Church Lane, Knockin	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0394) states: "Bidwells on behalf of Bradford Estates has held pre-application discussions with Shropshire Council under reference PREAPP/19/00137 and we are keen to facilitate delivery as soon as the planning process allows it." The site was subsequently the subject of a further non-confidential Pre-Application (PREAPM/25/00011) for 24 dwellings. A Full Planning Application (25/04441/FUL) is now pending consideration for erection of 18 dwellings. Known interest in progressing the development. Considered likely to be delivered.	18	0	18					18	18	0
LYH007	Land East of Barley Meadows, Llanymynech	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0394) indicates pre-app discussions have occurred on the site and that delivery can occur comfortably within the broad timescales illustrated for the site within Appendix 7 of the withdrawn Shropshire Local Plan. Outline Planning Application (25/02497/OUT) pending decision with a resolution to grant for 48 dwellings. The Application Form confirms that pre-application discussions (PREAPM/25/00010) have occurred for the site. Known interest in progressing the development. Considered likely to be delivered.	48	0	48				25	23	48	0
PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Land at Park Hall	Series of greenfield sites to be comprehensively developed. The sites are considered suitable, available, achievable and viable. Promoters of all the components of the site have confirmed that the site is viable and deliverable. Correspondence also indicates that relevant landowners have confirmed a willingness to work together to achieve deliverability of the site allocation forming (see Appendices 6, 7, 8, 27 and 28 of the Viability Topic Paper). Full Planning Permission (24/04332/FUL) granted post 31st March 2025 for 110 dwellings on the western part of the site (PKH002 and PKH031). The applicant is a developer (Shropshire Homes). Development has commenced. Considered likely to be delivered within the timescales identified.	240	0	240			34	38	38	110	130
PYC021	Land east of A483, Pant	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 10 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the withdrawn Shropshire Local Plan. Considered likely to be delivered within the timescales identified.	25	0	25						0	25

Site Reference	Address	Suitability	Availability	Achievability	Viability
<b>RUY019</b>	Former Dairy Site, School Road, Ruyton XI Towns	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Predominantly brownfield site. Site promoters correspondence (Appendix 23 of the Viability Topic Paper) confirms the site is viable and deliverable. No known impediments to the achievability or viability of the site.
<b>SMH031</b>	Land east of Moors Bank, St Martins	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 18 Response (extract provided as Appendix 11 of the Viability Topic Paper) states: "The Estate considers a residential scheme, on the basis of the Reg18 SPD policy requirements, to be viable and deliverable. The Estate has experience of joint venture delivery in conjunction with a development partner and it is envisaged that a similar approach will be utilised in respect of SMH031. This provides a model which removes initial land cost and provides for greater flexibility in project delivery. The Estate is therefore confident that a delivery model tested in respect of SAMDev allocation SMH031 can be replicated." No known impediments to the achievability or viability of the site.
<b>SMH038</b>	Former Ifton Heath Primary School, St Martins	Development completed.	Development completed.	Development completed.	Development completed.
<b>WEF025</b>	Land at West Felton	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoter correspondence (Appendix 12 of the Viability Topic Paper) states "I can confirm the site is viable and deliverable." No known impediments to the achievability or viability of the site.
<b>WHN024</b>	Land off Donnett Close, Whittington	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0403) states: "We support the allocation of Site WHN024 (Land off Donnett Close, Whittington) in Place Plan S14 for the development of 70 dwellings. The site is deliverable and achievable within the first five years of the Local Plan Review period." It also states "Site WHN024 is viable and deliverable having regard to the policy requirements identified within the 'Regulation 18': Pre-Submission withdrawn Shropshire Local Plan." No known impediments to the achievability or viability of the site.
<b>WRP001VAR</b>	Land west of Trehowell Lane, Weston Rhyn	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site to be comprehensively developed. Site promoter (1) correspondence (Appendix 13 of the Viability Topic Paper) states: "I can confirm that: • The owner of site WRP001 wishes to dispose of the site as quickly as possible. I understand that the owners of site WRP006 are of the same mind. • There is a local developer who is in discussion regarding the purchase of the 2 parcels of the land and wishes to bring the site forward as soon as possible. • The site is free from constraints and is viable." Site promoters (2) correspondence (Appendix 14 of the Viability Topic Paper) states: "It appears, then, that the land is both viable and deliverable within the period of the Local Plan Review." No known impediments to the achievability or viability of the site.
<b>WRP017</b>	Land off Station Road, Weston Rhyn	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission withdrawn Shropshire Local Plan. We will continue to undertake further diligence work in this respect." No known impediments to the achievability or viability of the site.
<b>SHF013</b>	Land adjoining Meadow Drive, Shifnal	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoter correspondence (Appendix 2 of the Viability Topic Paper) states "SHF013. The site is viable and deliverable but the timescale is likely to be short term rather than medium term" No known impediments to the achievability or viability of the site.
<b>SHF015 &amp; SHF029</b>	Land adjoining Beech House between A464 and Park Lane, Shifnal	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0453) states "We represent a proposed allocated site and therefore we would be pleased to have the opportunity to answer any questions the Inspector may have and to demonstrate that the site is available and deliverable." No known impediments to the achievability or viability of the site.
<b>SHF022 &amp; SHF023 (part)</b>	Land between Windmill View and The Monument on A464, Shifnal	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0148) states: "Policy S15.1 and specifically site allocations SHF022 and SHF023 – which can be delivered by L&Q Estates without third-party constraints – are considered to be robust and deliverable for plan-making purposes..." Site Promoters correspondence (Appendix 2 of the Viability Topic Paper) states "SHF022. The site is viable and deliverable and the timescale is correct" No known impediments to the achievability or viability of the site.

Site Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	Predominantly brownfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0490) indicates an intention for early delivery within the proposed Plan period. Considered likely to be delivered.	65	0	65						0	65
SMH031	Land east of Moors Bank, St Martins	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 18 Response (extract provided as Appendix 11 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the withdrawn Shropshire Local Plan. Considered likely to be delivered within the timescales identified. Outline Planning Permission (25/00361/OUT) granted post 31st March 2025 for 62 dwellings. A Reserved Matters Application (26/00798/REM) is now pending consideration for this development.	62	0	62			25	25	12	62	0
SMH038	Former Ifton Heath Primary School, St Martins	Development completed.	0	0	0						0	0
WEF025	Land at West Felton	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters correspondence (extract provided as Appendix 12 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the withdrawn Shropshire Local Plan. Considered likely to be delivered within the timescales identified.	60	0	60						0	60
WHN024	Land off Donnett Close, Whittington	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0403) confirms the site is deliverable early within the proposed Plan period. Full Planning Permission (24/02260/FUL) granted for 61 dwellings. The applicant is a developer (Shingler Homes).	0	0	0						0	0
WRP001VAR	Land west of Trehowell Lane, Weston Rhyn	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters correspondence (Appendix 13 of the Viability Topic Paper) confirms the site is deliverable.	60	0	60						0	60
WRP017	Land off Station Road, Weston Rhyn	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below [which included this site] I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission withdrawn Shropshire Local Plan. We will continue to undertake further diligence work in this respect."	40	0	40						0	40
SHF013	Land adjoining Meadow Drive, Shifnal	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters correspondence (Appendix 2 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period. Environmental Screening Opinion (25/04016/SCR) submitted for 69 dwellings. Full Planning Application (25/04536/FUL) now pending consideration for 69 dwellings. The Application Form associated with this proposal confirms pre-application discussions (PREAPM/25/00138) have occurred. One of the applicants is the developer Shropshire Homes.	69	0	69				33	36	69	0
SHF015 & SHF029	Land adjoining Beech House between A464 and Park Lane, Shifnal	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered.	65	0	65						0	65
SHF022 & SHF023 (part)	Land between Windmill View and The Monument on A464, Shifnal	Large greenfield site. The site is considered suitable, available, achievable and viable. Full Planning Permission (25/01385/FUL) granted post 31st March 2025 on part of this site for 57 dwellings. The applicant is a developer, Taylor Wimpey. The associated Application Form confirms that this site has been subject to pre-application discussions (PREAPM/25/00026). Remainder of the site is expected to follow-on. Site promoters Regulation 19 Representation (A0148) states: "Policy S15.1 and specifically site allocations SHF022 and SHF023 – which can be delivered by L&Q Estates without third-party constraints – are considered to be robust and deliverable for plan-making purposes..." Site Promoters correspondence (Appendix 2 of the Viability Topic Paper) states "SHF022. The site is viable and deliverable and the timescale is correct." No known impediments to the achievability or viability of the site.	100	0	100			36	21		57	43

Site Reference	Address	Suitability	Availability	Achievability	Viability
<b>BAY039</b>	Land off Lyth Hill Road, Bayston Hill	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Site promoters Regulation 19 Representation (A0614) states "Our client's site is available for development, suitable, sustainably located and development here would be achievable with the scheme being completed in full within five years." Site promoters correspondence (Appendix 22 of the Viability Topic Paper) states "I can confirm that the draft allocated site is capable of being viably delivered for 100 dwellings, having regard to the policy requirements of the 'Regulation 19': Pre-Submission withdrawn Shropshire Local Plan." No known impediments to the achievability or viability of the site.
<b>BAY050</b>	Former Oaklands School Site, Bayston Hill	Development completed.	Development completed.	Development completed.	Development completed.
<b>BIT022</b>	Land East of Villa Farm, Bicton	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Small greenfield site. The site is comparable to a development typology considered viable within the Whole Plan Viability Assessment undertaken to inform the withdrawn Shropshire Local Plan. No known impediments to the achievability or viability of the site.
<b>BNP024</b>	Land west of Shrewsbury Road, Baschurch	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site which is considered achievable and viable. The landowners Matter 22 statement (M22.08) confirms in response to question 10 that "The site is immediately available and has a developer on board. It can be delivered early within the plan period." No known impediments to the achievability or viability of the site.
<b>BNP035</b>	Land east of Prescott Fields, Baschurch	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 15 of the Viability Topic Paper) states: "We have as agents for the owner been in negotiations and now have a legal agreement (subject to planning) with Shingler Group Ltd to purchase and develop the site (BNP035). Clearly the site is deliverable immediately and is adjacent to residential development and with safe access." Potential developer associated with the sites Regulation 19 Representation (A0589) states "Shingler Homes are currently finalising an option on the land with the land owners and wish to develop the site in the short term (2020/21 to 2024/25) The 'Development Guidelines' will be adhered to within the necessary planning application, which will be formulated in discussion with Planning Officers. The site is available, viable and deliverable and will be brought forward at the earliest opportunity." No known impediments to the achievability or viability of the site.
<b>BOM019</b>	Land West of Shrewsbury Road, Bomere Heath - Phase 1	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 16 of the Viability Topic Paper) states "We can confirm that the site is viable and that it is deliverable." No known impediments to the achievability or viability of the site.
<b>BOM020</b>	Land West of Shrewsbury Road, Bomere Heath - Phase 2	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Small greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 17 of the Viability Topic Paper) states "We can confirm that the site is viable and that it is deliverable." No known impediments to the achievability or viability of the site.
<b>FRD011</b>	Land adjoining But Lane on A458, Ford	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Correspondence from site promoter (Appendix 2 of the Viability Topic Paper) states "FRD011. The site is viable and deliverable but the timescale is likely to be short term rather than medium term" No known impediments to the achievability or viability of the site.
<b>SHR054a</b>	Land south of Sundome Road, Shrewsbury	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site which is considered achievable and viable. No known impediments to the achievability or viability of the site.
<b>SHR057 &amp; SHR177</b>	Land North of Mytton Oak Road, Shrewsbury	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Hybrid Planning Permission (24/02808/OUT) granted post 31st March 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) and development has commenced.

Site Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
BAY039	Land off Lyth Hill Road, Bayston Hill	The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters correspondence confirms the site is viable and fully deliverable within 5 years. Hybrid Planning Application (24/00765/FUL) pending decision with a resolution for 112 dwellings on the site. Across this Hybrid Planning Application, 108 dwellings are subject to a Full Planning Application and 4 dwellings are subject to an Outline Planning Application. The applicant is a developer (Redrow Homes).	112	0	112			36	36	36	108	4
BAY050	Former Oaklands School Site, Bayston Hill	Development completed.	0	0	0						0	0
BIT022	Land East of Villa Farm, Bicton	Small greenfield site. The site is considered suitable, available, achievable and viable. Within their Matter 22 Statement (M22.06) the site promoter confirmed in response to question 10 that "The site is immediately available and in a sustainable location located close to the market town of Shrewsbury. There are a number of developers interested in purchasing the site, but discussions remain confidential until the allocation has been secured. It is anticipated that delivery of the site would be early within the plan period." Outline Planning Application (25/02946/OUT) pending consideration for residential development on part of the site. The applicant is a site promoter (Halls Land & Development Promotions). Indicative plans illustrate a layout for 18 dwellings. Known developer interest in progressing the site. Considered likely to be delivered.	15	0	15			15			15	0
BNP024	Land west of Shrewsbury Road, Baschurch	Greenfield site. The site is considered suitable, available, achievable and viable. The landowners Matter 22 statement (M22.08) from September 2024 confirms in response to question 10 that "The site is immediately available and has a developer on board. It can be delivered early within the plan period." Outline Planning Application (25/03098/OUT) pending consideration for 37 dwellings on the site. The associated Application Form confirms that this site has been subject to pre-application discussions (PREAPM/25/00068). Known developer interest in progressing the site. Considered likely to be delivered.	35	0	35			15	20		35	0
BNP035	Land east of Prescott Fields, Baschurch	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Potential developer associated with the sites Regulation 19 Representation (A0589) states "Shingler Homes are currently finalising an option on the land with the land owners and wish to develop the site in the short term (2020/21 to 2024/25) The 'Development Guidelines' will be adhered to within the necessary planning application, which will be formulated in discussion with Planning Officers. The site is available, viable and deliverable and will be brought forward at the earliest opportunity." Full Planning Application (25/03430/FUL) pending consideration for 25 dwellings. The applicant is a developer (Shingler Homes). Known developer interest in progressing the site. Considered likely to be delivered.	20	0	20			20			20	0
BOM019	Land West of Shrewsbury Road, Bomere Heath - Phase 1	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 18 Response (extract provided as Appendix 16 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period. Full Planning Permission (22/05744/FUL) granted on BOM019 & BOM020 for 62 dwellings. Development ongoing.	0	0	0						0	0
BOM020	Land West of Shrewsbury Road, Bomere Heath - Phase 2	Small greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 18 Response (extract provided as Appendix 17 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period. Full Planning Permission (22/05744/FUL) granted on BOM019 & BOM020 for 62 dwellings. Development ongoing.	0	0	0						0	0
FRD011	Land adjoining But Lane on A458, Ford	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoter (developer Shropshire Homes) correspondence (Appendix 17 of the Viability Topic Paper) confirms the site is deliverable early within the proposed Plan period. In September 2025 they undertook engagement with the Parish Council regarding a scheme for 102 affordable dwellings. This engagement included a draft layout plan and is referenced on the Ford Parish Council website: <a href="https://www.fordparishcouncil.gov.uk/2025/09/proposed-development-in-ford/">https://www.fordparishcouncil.gov.uk/2025/09/proposed-development-in-ford/</a> . A wider community consultation event occurred in October 2025. A Full Planning Application (25/04301/FUL) is now pending consideration for 102 affordable dwellings. The applicant is the developer Shropshire Homes.	75	0	75			15	20	20	55	20
SHR054a	Land south of Sundome Road, Shrewsbury	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0043) confirms the site is deliverable early within the proposed Plan period, it includes "There is strong interest from housing developers and the site is likely to be delivered within 3 years of adoption of the Plan". The developer (Shropshire Homes) Matter 22 Statement (M22.13) confirms in response to question 10 that "SHL intend to prepare and submit a planning application for this site as soon as the plan is adopted. They expect completion of the site to take between 2-3 years once construction has begun." Known developer interest and considered likely to be delivered.	60	0	60						0	60
SHR057 & SHR177	Land North of Mytton Oak Road, Shrewsbury	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoter correspondence (Appendix 2 of the Viability Topic Paper) states "SHR057 and SHR177. These sites are viable and deliverable and the timescale is correct". Hybrid Planning Permission (24/02808/OUT) granted post 31st March 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) and development has commenced.	444	0	444	10	57	57	57	57	238	206

Site Reference	Address	Suitability	Availability	Achievability	Viability
<b>SHR060, SHR158 &amp; SHR161</b>	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0356) states: "CEG is an experienced national strategic land promoter with a proven track record of delivering major sustainable urban extensions. There are no abnormal costs or technical constraints that would render the development of the site unviable or undeliverable. If necessary, CEG will submit its own detailed site-specific viability assessment in support of the draft allocation at the appropriate time, however we continue to question some of the broadbrush assumptions and conclusions reached in the Council's current evidence base on viability. CEG would once again welcome further engagement with the Council on this. In respect of deliverability, CEG is fully committed to preparing a masterplan, submitting a planning application and bringing forward the site for development as soon as possible. Some early discussions with housebuilders have taken place to date, and it is expected that a significant proportion of the site will be brought forward early in the plan period." No known impediments to the achievability or viability of the site.
<b>SHR145</b>	Land south of Meole Brace Retail Park, Shrewsbury	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and 22/04331/REM) granted for 150 dwellings. Development is ongoing.	Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and 22/04331/REM) granted for 150 dwellings. Development is ongoing.	Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and 22/04331/REM) granted for 150 dwellings. Development is ongoing.
<b>SHR173</b>	Land west of Ellesmere Road, Shrewsbury	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0608) states "To conclude, Barwood Land can confirm that the Site is viable, available and achievable, and is expected to deliver housing in accordance with the policy requirements identified within the 'Regulation 18: Pre-Submission Draft Shropshire Local Plan'." No known impediments to the achievability or viability of the site.
<b>Clive Barracks, Tern Hill (BNT002)</b>	Clive Barracks, Tern Hill	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. It is understood that the sites current occupiers will be relocated and the site released for development in 2025.	Large part brownfield and part greenfield site. It is considered that the draft Policy allows for sufficient flexibility to respond to any site specific viability issues relating to affordable housing, where demonstrated through clear evidence at the Planning Application stage. The site is therefore considered achievable and viable.
<b>Former Ironbridge Power Station (IRN001)</b>	Former Ironbridge Power Station	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review. Known interest in bringing forward the site for development. Outline Planning Permission (19/05560/OUT) granted for development of the site. Reserved Matters Permission has been granted for the first phase of development and are pending consideration for/to facilitate subsequent phases of development.	The Whole Plan Viability Assessment undertaken to inform the draft Shropshire Local Plan identifies this strategic site as viable, with a general recommendation to continue engagement with promoters of Strategic Sites. Outline Planning Permission (19/05560/OUT) granted for development of the site. Reserved Matters Permission has been granted for the first phase of development and are pending consideration for/to facilitate subsequent phases of development.
<b>CLV012 &amp; CLV018</b>	Land at Flemley Park Farm, High Street, Clive	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Residential	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 18 Response (extract proved as Appendix 17 of the Viability Topic Paper) A0440 states: "We can confirm that development of CLV012 / CLV018 is viable and deliverable, having regard to the policy requirements identified within the Pre-Submission Draft of the Shropshire Local Plan." No known impediments to the achievability or viability of the site.

Site Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
SHR060, SHR158 & SHR161	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	<p>Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site. Two Statements of Common Ground (SoCG003 and SoCG018) were completed between the Council and the site promoter – May 2022 and September 2024. Within paragraph 6.6 of the SoCG018 it is specified that "It is anticipated that construction of the first phase of dwellings will begin in 2026/2027, following adoption of the new Shropshire Local Plan and determination of the requisite planning application(s). Buildout rates are expected to peak at a combined rate of 150 dwellings a year throughout the period from 2029 to 2036, with completion of the residential elements by 2038/2039...". This constitutes a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rate.</p> <p>The site promoters Regulation 19 Representation (A0356) states "CEG is fully committed to preparing a masterplan, submitting a planning application and bringing forward the site for development as soon as possible. Some early discussions with housebuilders have taken place to date, and it is expected that a significant proportion of the site will be brought forward early in the plan period."</p> <p>The scheme has progressed with community engagement (<a href="https://shrewsburysouthwest.co.uk/">https://shrewsburysouthwest.co.uk/</a>) having been undertaken. The material prepared in support of the community engagement (<a href="https://shrewsburysouthwest.co.uk/wp-content/uploads/2025/07/Shrewsbury-A3-prints.pdf">https://shrewsburysouthwest.co.uk/wp-content/uploads/2025/07/Shrewsbury-A3-prints.pdf</a>) confirms that an Outline Planning Application is forthcoming. A Screening Opinion (25/02824/SCO), often the precursor to a Planning Application, has also been sought for development including up to 1,400 dwellings on a significant component of the site.</p> <p>Known intention to progress the development in accordance with identified timescales.</p>	1,500	0	1,500					75	75	1,425
SHR145	Land south of Meole Brace Retail Park, Shrewsbury	Outline Planning Permission and Reserved Matters Permission (19/04389/OUT and 22/04331/REM) granted for 150 dwellings. Development is ongoing.	0	0	0						0	0
SHR173	Land west of Ellesmere Road, Shrewsbury	<p>Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. A statement of common ground (SoCG012) has been agreed between the Council and the site promoter in August 2024. This specifies at paragraph 5.4 that "It is agreed in principle between the Parties that 150 dwellings of the 450 dwellings allocated to be delivered on the Site could be delivered prior to the NWRR being operational without having a severe impact on the highway network..."</p> <p>Outline Planning Application (22/01432/OUT) pending consideration for 450 dwellings on the site. This demonstrates developer interest.</p> <p>Highway modelling has now been submitted by the Applicant. This concludes "A high-level filtering exercise using the agreed trip generation and assignment for the site, and outputs from the Shrewsbury Traffic Model have been used to determine the scope of standalone capacity modelling. For each of the junctions within the study area, standalone capacity models have been prepared, which demonstrate that in scenarios, with and without the North West Relief Road, the proposed development has a minimal impact on forecast levels of queueing and delay." Recent correspondence from the Highway Authority specifies that "it is concluded that Shropshire Council as Local Highway Authority raise no objection to the granting of consent, subject to the planning conditions listed below and Section 106 contributions being secured." This correspondence also confirms that "Shropshire Council as Local Highway Authority are satisfied that the development of 450 dwellings can be approved prior to the construction and opening of the NWRR without having a significant impact on the transport network."</p>	450	0	450				50	100	150	300
Clive Barracks, Tern Hill (BNT002)	Clive Barracks, Tern Hill	<p>Large part brownfield and part greenfield site. The site is considered suitable, will be made available for development in 2025, achievable and viable.</p> <p>A series of statements of common ground (SoCG04, SoCG04a &amp; SoCG04b) between Shropshire Council and the site promoter. Within SoCG04b it is agreed that "the disposal date for the site has now been announced as 2030. DIO remains committed to the delivery of Clive Barracks. Whilst it is recognised that there has been delay to the vacation date, the DIO can confirm that the works associated with the relocation of the 1st Royal Irish Regiment, from Clive Barracks, are well advanced and closure works are likely to begin in 2028 with site disposal in 2030." This also includes agreement of the delivery schedule for the site, which involves submission of an outline application in 27/28-28/29; site closure works in 28/29-29/30; disposal in 29/30-30/31; and delivery of development from 31/32 onwards. It also includes agreement of delivery rates (a cautious 25dpa for the first two years and 50dpa thereafter).</p> <p>As such it is considered to represent a developable site.</p>	750	0	750						0	750
Former Ironbridge Power Station (IRN001)	Former Ironbridge Power Station	<p>The site is considered suitable, available, achievable and viable. As such it is considered to represent a developable site. Extensive demolition works have occurred on the site under various demolition notices.</p> <p>Full Planning Application (20/05301/FUL) granted for enabling works to occur on the site.</p> <p>Subsequent Outline Planning Permission (19/05560/OUT) granted for development of the site, including 1,000 dwellings and a 75 dwelling retirement village.</p> <p>Reserved Matters Permission (24/02380/REM) granted for phase 1a consisting of 107 dwellings. The applicant is Barratt David Wilson Homes and development is ongoing.</p> <p>Reserved Matters Permission (24/03660/REM) granted for phase 2a consisting of 202 dwellings. The applicant is Taylor Wimpey and development is ongoing.</p> <p>Numerous other Reserved Matters are pending consideration to facilitate other residential phases of development on the site.</p>	0	0	0						0	0
CLV012 & CLV018	Land at Flemley Park Farm, High Street, Clive	<p>Greenfield site. The site is considered suitable, available, achievable and viable.</p> <p>Site promoters Regulation 18 response (extract provided as Appendix 17 of the Viability Topic Paper) endorses the timescales for the delivery of the site within Appendix 7 of the withdrawn Shropshire Local Plan.</p> <p>Outline Planning Application (25/03979/OUT) pending consideration on part 1 of the site for residential development.</p> <p>Outline Planning Application (25/04005/OUT) pending consideration part 2 of the site for residential development.</p> <p>Considered likely to be delivered within the timescales identified.</p>	20	0	20				10	10	20	0

Site Reference	Address	Suitability	Availability	Achievability	Viability
HDL006	Land south of Wedgefields Close, Hadnall	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0454) states: "We represent a proposed allocated site and therefore we would be pleased to have the opportunity to answer any questions the Inspector may have and to demonstrate that the site is available and deliverable." No known impediments to the achievability or viability of the site.
SHA019	Land between the A53 and Poynton Road, Shawbury	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 18 of the Viability Topic Paper) states: "The site is viable and capable of coming forward as part of the Local Plan Review process." No known impediments to the achievability or viability of the site.
WEM010	Land off Pyms Road, Wem	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site adjoining existing allocation with planning permission in same ownership. Site promoter correspondence (Appendix 25 of this document) states "On behalf of the landowner, I can confirm that proposed allocation WEM010 is a viable and deliverable site."
WEM025	Land off Trentham Road, Wem	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission withdrawn Shropshire Local Plan. We will continue to undertake further diligence work in this respect." No known impediments to the achievability or viability of the site.
WEM033	Land off Whitchurch Road, Wem	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0009) states: "JR Planning & Development supports the allocation of site WEM033 and confirms that it is available, deliverable and achievable." No known impediments to the achievability or viability of the site.
PPW025	Land North of Tudor House, Prees	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0591) states "The land is available, viable and deliverable and will be brought forward at the earliest opportunity." Planning Application (25/02949/OUT) pending consideration for 35 dwellings.
WHT014	Land at Liverpool Road, Whitchurch	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Greenfield site. Site promoters Regulation 19 Representation (A0201) states: "In light of PH's land interests we support the allocation of Land at Liverpool Road, Whitchurch (WHT014) for 70 new homes. The site is deliverable, sustainable and would complement the draft Plan's spatial strategy and can be brought forward in a manner that delivers the aspirations contained in the draft policy." It also states "In terms of deliverability, the site is in the sole control of PH who are committed to bringing it forward for development and intend to submit a planning application upon adoption of the Local Plan. Following approval of the planning application, we expect the site to yield approximately 50 dwellings per annum within the early part of the Plan Period. The site is suitable, available and achievable and, therefore, deliverable." No known impediments to the achievability or viability of the site.
WHT037 & WHT044	Land North of Chester Road, Whitchurch	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 19 Representation (A0515) states "All three owners are working in collaboration and partnership with David Wilson Homes (DWH) to ensure the site is available, deliverable and comes forward for development, at the first opportunity." No known impediments to the achievability or viability of the site.
WHT042	Land North of Waymills, Whitchurch	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site identified through proportionate and robust site assessment process undertaken to inform the withdrawn Shropshire Local Plan.	Site proactively promoted through the Local Plan Review.	Large greenfield site. Site promoters Regulation 18 Response (extract provided as Appendix 19 of the Viability Topic Paper) states "We can confirm that development of WHT042 is viable and deliverable, having regard to the policy requirements identified within the Pre-Submission Draft of the Shropshire Local Plan." No known impediments to the achievability or viability of the site.

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

Site Reference	Address	Summary	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
HDL006	Land south of Wedgefields Close, Hadnall	Greenfield site. The site is considered suitable, available, achievable and viable. Site promoters Regulation 19 Representation (A0454) states: "We represent a proposed allocated site and therefore we would be pleased to have the opportunity to answer any questions the Inspector may have and to demonstrate that the site is available and deliverable." Full Planning Application (24/04834/FUL) pending decision with a resolution to grant for 44 dwellings on the site. Through the consideration of this Planning Application Severn Trent Water have indicated that they consider a 'Grampian' style condition is required, restricting occupation of dwellings until such time as they have completed works to improve capacity of the public wastewater network. They have requested that this condition stipulates that "No dwelling shall be occupied before 31st December 2027". They have also requested that the condition states that should works not be completed by this date, "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". This is reflected within delivery timescale assumptions identified by the Council. Considered likely to be delivered.	44	0	44				20	24	44	0
SHA019	Land between the A53 and Poynton Road, Shawbury	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. The Regulation 18 Response (extract provided as Appendix 18 of the Viability Topic Paper) states "It is anticipated that the Phase 1 site will come forward in the 'Short Term' (2020 to 2025)..." and "It is anticipated that the Phase 2 site will come forward in the 'Medium Term' (2025 to 2030)". It also states "realistic prospect that housing will be delivered on the site within five years." Full Planning Application (25/03499/FUL) pending consideration for 130 dwellings on the site. The applicants include a developer (Shingler Homes). The associated Application Form confirms that this site has been subject to pre-application discussions (PREAPM/25/00066). Known developer interest and considered likely to be delivered.	80	0	80			25	25	30	80	0
WEM010	Land off Pyms Road, Wem	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Planning Application (20/01054/OUT) granted at appeal on the adjoining existing allocation in the same ownership.	120	0	120						0	120
WEM025	Land off Trentham Road, Wem	Greenfield site with no known fundamental planning issues. The site is considered suitable, available, achievable and viable. Considered likely to be delivered within the timescales identified. Site promoters correspondence (Appendix 26 of the Viability Topic Paper) states "With regard to the sites listed below [which included this site] I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission withdrawn Shropshire Local Plan. We will continue to undertake further diligence work in this respect." Known developer interest in the site.	30	0	30						0	30
WEM033	Land off Whitchurch Road, Wem	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0009) states: the site is deliverable early within the proposed Plan period. Full Planning Application (26/00077/FUL) pending consideration for 55 dwellings on the site. The applicant is the developer Shingler Homes. Known developer interest in the site.	55	0	55				25	30	55	0
PPW025	Land North of Tudor House, Prees	Greenfield site. Site promoters Regulation 19 Representation (A0591) states "The land is available, viable and deliverable and will be brought forward at the earliest opportunity." Outline Planning Application (25/02949/OUT) pending decision with a resolution to grant for 35 dwellings. The associated Application Form confirms the proposal has been subject to pre-application discussions (PREAPP/21/00423).	35	0	35				15	20	35	0
WHT014	Land at Liverpool Road, Whitchurch	Greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 19 Representation (A0201) states: "Following approval of the planning application, we expect the site to yield approximately 50 dwellings per annum within the early part of the Plan Period." Within their Matter 24 Statement (M24.02 para 10) from September 2024 Persimmon Homes have confirmed "PH would look to bring the site forward within the first 5 years of the plan period. On confirmation of the allocation PH would look to progress a full planning application. Allowing for the subsequent discharge of condition we would anticipate a start on site within 18-24 months of the allocation be confirmed. PH anticipate that the delivery of 70 units thereafter would take between 18-24 months from the start on the site. It is considered that this is a realistic timeframe and that is deliverable." This generally aligns with the Council's assumptions within the housing land supply (GC47). Full Planning Application (25/02677/FUL) pending consideration for 67 dwellings on the site. The applicant is a developer (Persimmon Homes). The associated Application Form confirms that this site has been subject to pre-application discussions (PREAPP/22/00325). Known developer interest and site is considered deliverable.	67	0	67			20	25	22	67	0
WHT037 & WHT044	Land North of Chester Road, Whitchurch	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Screening Opinion (25/01057/SCR) sought for residential development. Full Planning Application (25/02525/FUL) now pending consideration on this site for 190 dwellings. The applicant is a developer (Castle Green Homes). The Planning Application form for this application confirms pre-application discussions have been undertaken to inform it.	190	0	190		25	40	40	40	145	45
WHT042	Land North of Waymills, Whitchurch	Large greenfield site. The site is considered suitable, available, achievable and viable. Considered likely to be delivered. Site promoters Regulation 18 Response (extract provided as Appendix 19 of the Viability Topic Paper) states "Having considered the assumptions made within Appendix 7 in respect of timescales for the delivery, the predicting delivery to be Medium Term (2025 – 2030) to Long Term (2030 – 2035) is considered appropriate." Adjoining allocated land in the same ownership is currently the subject of a Full Planning Application (22/03708/FUL) for 53 dwellings. An Outline Planning Application (21/02736/OUT) for 7 dwellings is also pending consideration on the remainder of the adjoining allocation.	180	0	180						0	180

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

Total Years 1-5: **2,251**  
 10% Allowance Years 1-5: **225**  
 Total After 10% Allowance Years 1-5: **2,026**

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

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

SLAA Site Reference	Address	Summary	Approx. Net Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
ALB003	Caravan storage, Station Road, Albrighton	Site adjoins allocated site that benefits from planning permission and is currently under construction. The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Site included within Part 1 of the Brownfield Land Register. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	6						0	6
BIS016	Field adj. Blunden Hall, Brampton Road, Bishop's Castle	The site is considered suitable; available; viable and achievable. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	15						0	15
BIS020	Rear of surgery, Schoolhouse Lane, Bishop's Castle	The site is considered likely to become available in the future; viable; and achievable. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The site is also considered suitable for residential development subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bishop's Castle is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	13						0	13
BKL001	Field opposite the Junior School, Bucknell	The site is considered suitable, available, viable and achievable (subject to any further necessary viability assessment). Suitability of the site for open market residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.	44						0	44

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
BKL002	The Old Farm, Bucknell	<p>The site is within the development boundary so development is acceptable in principle subject to material considerations. However, part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The suitability of the remainder of the site is subject to appropriate management of any physical, heritage and environmental constraints present. For instance part of the site is within and the remainder is in proximity of a Conservation Area. The site is also within proximity of a Scheduled Monument and one or more listed buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The element of the site that is not within a Local Wildlife Site is in proximity of this site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.</p>	<p>The site was represented during the SAMDev Site Allocations process for a relevant use, and it is understood that it is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.</p>	<p>For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.</p>
BRD012	Land off Stourbridge Road, Bridgnorth	<p>The site is considered developable subject to appropriate management of any physical, heritage and environmental constraints. For instance the ability to provide access is subject to Highway Officer advice. The site contains and is within proximity of trees subject to TPO protection, therefore development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within proximity of a Conservation and Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.</p>	<p>The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is not currently available but will become so in the future; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.</p>	<p>For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.</p>
DNP005	Land north-west of South Road, Ditton Priors	<p>The site is within the development boundary so development is acceptable in policy terms, subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance these include the presence of a Listed Building within the site the site's location in a Conservation Area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of this/these designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in the Shropshire Hills AONB, therefore major development of this site is subject to an assessment of impact on the special qualities of this AONB. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the public interest of the development outweighs the harm, in line with paragraph 116 of NPPF. However, as the site is also within a settlement development boundary it is considered suitable for development in principle. The site is within 250m of a Wildlife Site, therefore development is subject to an assessment of the impact on this locally designated site. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm.</p>	<p>The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.</p>	<p>For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.</p>

SLAA Site Reference	Address	Summary	Approx. Net Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
BKL002	The Old Farm, Bucknell	<p>The site is available, achievable and viable. Whilst the site is located within the development boundary, there are a number of constraints that apply. This includes the fact that part of the site is within the River Redlake Wildlife Site, consequently development of this element of the site and an appropriate buffer is likely to lead to a significant adverse effect on one or more locally designated site(s) and as such is contrary to policy, therefore this part of the site is unsuitable for development. Additionally, part of the site is also within Flood Zones 2 and/or 3, therefore this element of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Suitability of the site for open market residential development is therefore subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.</p> <p>Bucknell is located within the River Clun catchment. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.</p> <p>Outline Planning Application (21/03445/OUT) refused for 8 dwellings on part of the site.</p>	30						0	30
BRD012	Land off Stourbridge Road, Bridgnorth	<p>The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically access to the site and mitigation of the impact of development on the trees subject to TPO protection both on the site and in proximity; and the Conservation and Listed Buildings within proximity.</p> <p>If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.</p> <p>Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.</p>	40						0	40
DNP005	Land north-west of South Road, Ditton Priors	<p>The site is considered available, achievable and viable (subject to any further necessary viability assessment). The site is within the development boundary so development is acceptable in policy terms, subject to material considerations and management of any physical, heritage or environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.</p>	40						0	40

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

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<b>BRO034</b>	Adj. Brook Cottage, 4 Bridge Rd, Broseley	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically potential impacts on environmental and heritage assets. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	<b>6</b>						<b>0</b>	<b>6</b>
<b>CST008</b>	Land at Woodbank House, Church Stretton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	<b>6</b>						<b>0</b>	<b>6</b>
<b>CRA001</b>	Abattoir site, Craven Arms	The site is considered suitable; available (following the relocation of the existing abattoir); achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate assessment and management of the impact on physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Such constraints include: Flood Zones 2 and/or 3; proximity to a Conservation Area and to several Listed Buildings. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Site included within Part 1 of the Brownfield Land Register.	<b>26</b>						<b>0</b>	<b>26</b>

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
CRA029	Garage Corvedale Rd, Craven Arms	The site is a brownfield site within the development boundary. Suitable in principle for residential development. A positively designed scheme could enhance the site and its setting, which is a gateway into the town. Therefore the site is suitable subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is brownfield and in use as a garage, therefore there are potential contamination issues. The site is also in proximity of a conservation area and listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	Shropshire Council Officers have confidence that the site is owned by a willing landowner and/or developer; it is available to develop now; there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
HNN021	Off Netherton Lane, Highley	The site is located within the Highley development boundary. As such the principle of residential development on the site is established. Suitability is subject to appropriate management of the physical, heritage and environmental constraints. For instance part of the site was subject to previous quarrying and subsequent landfill uses, this will require due consideration. The site is adjacent to existing commercial units. The relationship between these units and any residential development on this site will require due consideration. The site contains and is in proximity of trees subject to TPO protection, development is subject to an assessment of impact on this/these protected tree(s) in order to demonstrate how it/they can be safeguarded. The site is also in proximity of a conservation area and a number of listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.	The site has been the subject of either a refused or withdrawn Planning Application for a relevant use, but it is understood that there remains development interest; the site is owned by a willing landowner and/or developer; it is available to develop now; and there are no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken. Approximately 40% of the site granted Planning Permission (17/05813/FUL) for a business unit. As such site capacity has been reduced.
LUD022	Morris Bufton Galdeford, Ludlow	The site is within the Ludlow development boundary so the principle of development is accepted subject to management of any physical, heritage and environmental constraints. These include consideration of any loss of employment. The site is in proximity of a Scheduled Monument, Conservation Area and one or more Listed Buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is also within 500m of a SSSI, therefore development is subject to an assessment of impact on the notified special interest features of the SSSI. Where an adverse impact is likely, there will be a need to consider whether the benefits outweigh both the harm to the special features and any broader impacts on the national network of SSSIs. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. If the consent for a retail unit on part of the site is implemented, this will need to be excluded from the developable area.	Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
HHH003	Divisional Surveyors Office & Depot, Hearne Lane, Hodnet	The site is within the development boundary so the principle of development is accepted subject to material considerations and suitable management of any physical, heritage or environmental constraints present. For instance, the site is located within a Conservation Area and its proximity to a Scheduled Monument, a Registered Park or Garden and one or more Listed Buildings, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
MDR002	Car Sales Area, Salisbury Road, Market Drayton	The site is considered suitable for residential development. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance there is a TPO adjacent to the site, therefore development is subject to an assessment of impact on the protected tree(s) on/in proximity of the site in order to demonstrate how they can be safeguarded. Thus, the site is considered suitable for development in relation to this matter, subject to these safeguarding measures being deemed acceptable. Additionally the site is located within proximity of one or more listed buildings, consequently development is subject to an assessment of impact on the significance of the setting of this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been the subject of either a withdrawn Planning Application for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

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CRA029	Garage Corvedale Rd, Craven Arms	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Site included within Part 1 of the Brownfield Land Register.	8						0	8
HNN021	Off Netherton Lane, Highley	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Full Planning Application (25/02161/FUL) pending consideration for 30 dwellings on the site. The applicant is a developer (Seven Homes).	30						30	0
LUD022	Morris Bufton Galdeford, Ludlow	The site is considered viable and achievable (subject to any further necessary viability assessment). Its availability is unknown. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is currently suitable for development as it is located within the development boundary where the principle of development is accepted subject to management of any physical, heritage and environmental constraints. These include the implications of any loss of employment; and the site's proximity to a SSSI, a Scheduled Monument, a Conservation Area and several Listed Buildings. Additionally, if the consent for a retail unit on part of the site is implemented, this will need to be excluded from the developable area. Site included within Part 1 of the Brownfield Land Register.	41						0	41
HHH003	Divisional Surveyors Office & Depot, Hearne Lane, Hodnet	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. The site is also suitable in principle for open market residential development as it is within the development boundary, subject to material considerations; suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.	9						0	9
MDR002	Car Sales Area, Salisbury Road, Market Drayton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Site included within Part 1 of the Brownfield Land Register.	5						0	5

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

SLAA Site Reference	Address	Summary	Approx. Net Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
MDR026	Pet Market, Shrewsbury Road, Market Drayton	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Site included within Part 1 of the Brownfield Land Register.	5						0	5
SKH001	Land at Rosehill Road, Stoke Heath	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. This brownfield site is considered suitable (subject to appropriate management of any policy, physical, heritage and environmental constraints present); available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Planning Permission (17/04913/OUT / 20/00256/REM) granted for 1 dwelling on part of the site, which has subsequently been completed. It is considered the remainder of the site has capacity for 14 dwellings, as assumed within the Shropshire housing land supply assessment. The site identified within the Stoke Upon Tern Neighbourhood Plan as an appropriate location for residential development.	14						0	14
MUW001	Smithfield Works, Much Wenlock	The site is considered suitable; likely to become available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate assessment and management of impact on heritage and environmental constraints in proximity (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Site included within Part 1 of the Brownfield Land Register.	17						0	17
KCK001	The Old Post Office, Knockin	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development is by infilling and conversions of buildings, subject to material considerations; appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. For instance the site is located within a conservation area. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Full Planning Application (24/04442/FUL) granted post 31st March 2025 for 3 dwellings on the site.	3						3	0
OSW002	Health Centre/ Adult Training Centre, Victoria Rd, Oswestry	The site is considered suitable; achievable; and viable (subject to any further necessary viability assessment) for residential development. The site is considered to be not currently available, but is likely to become so. Where necessary, this will be informed by further discussions with landowners and/or their representatives. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Site included within Part 1 of the Brownfield Land Register.	22						0	22

SLAA Site Reference	Address	Suitability	Availability	Achievability/Viability
OSW005	Roy Evans Garage, Oak Street, Oswestry	The site is in a suitable location for residential development, subject to appropriate assessment and management of physical, heritage and environmental factors. Specifically, the site is located within a conservation area, therefore development of this site is subject to a heritage impact assessment. Where this shows that substantial harm to or a total loss of significance of the designated heritage asset is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. This site's suitability is therefore dependent on the necessary assessment(s) being undertaken and the conclusions reached. The site is also in proximity of a scheduled monument; one or more listed buildings; and a registered park/garden, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has previously been submitted for inclusion within the SHLAA. Shropshire Council Officers understand that the site is likely to become available for the relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW045	Autocare, King Street, Oswestry	This brownfield site is suitable for development, subject to assessment and management of identified constraints. Specifically the site is located within a conservation area. Therefore development of this site is subject to an assessment of impact on the specified asset(s). Where this shows that substantial harm to or a total loss of significance of the designated heritage asset(s) is likely then development needs to meet the tests set out in paragraph 133 of the NPPF. If less than substantial harm is likely, then this should be weighed against the public benefits of development. The site is in proximity of one or more listed buildings and a scheduled monument. Development is therefore subject to an assessment of impact on the significance of the setting of this heritage asset(s). Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding. The site is in proximity of a wildlife site. Development is subject to an assessment of the impact on this locally designated site.. Where this assessment shows a significant and unavoidable adverse effect, there will be a need to consider whether the social and economic benefits of development outweigh the harm. Thus, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been the subject of a series of lapsed Planning Permissions for a relevant use, but the site is currently occupied (the user has not confirmed that they can/will vacate the site to allow its development, but their lease will expire at a specified point in the future or there is confidence that they will vacate the site) and/or it is subject to some other form of constraint (time limited or can be removed). It is however understood that it is owned by a willing landowner and/or developer; and that there are no legal or ownership problems which could limit development, beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
OSW051	Weston Lane, Oswestry	The site is located within the Oswestry development boundary adjacent to sites allocated for housing development. Therefore open market residential development on the site is likely to be appropriate. However, the ability to provide an appropriate access into the site is subject to highway approval. Furthermore, the site is within proximity of a listed building, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development. However, the site is considered suitable for development in relation to this matter, subject to acceptable safeguarding.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is available now; that there is a willing landowner/developer; and no legal or ownership problems which could limit development. Therefore information gathered for the purposes of this study suggests that there is confidence in the site being available and will come forward for development.	The site has been promoted during the 2017 Call for Sites for residential development. For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.
SHF016	St Peter's Youth Club, Bridgnorth Road, Shifnal	The site is located within the development boundary and a predominantly residential area therefore the principle of open market residential uses on the site is accepted. Suitability is subject to appropriate management of any physical, heritage and environmental constraints present. For instance the site is in proximity of a conservation area and several listed buildings, therefore development is subject to an assessment of impact on the significance of the setting of these heritage assets. Where this shows that substantial harm or a total loss of significance is likely then development must meet a number of tests set out in national policy. If less than substantial harm is likely, then this should be weighed against the public benefits of development.	The site has been submitted through the 'call for sites' for a relevant use, and this submission confirms that the site is not currently available but will become so in the future; that there is a willing landowner/developer; and no legal or ownership problems which could limit development beyond those which mean the site is not immediately available. Therefore information gathered for the purposes of this study suggests that there is confidence in the site becoming available for development in the future.	For a scheme to be 'viable' it must make financial sense to both the developer and the landowner, within the constraints imposed by the market; planning policies; and any required infrastructure obligations. It is within this context that the NPPF defines a viable scheme as one that provides competitive returns to a willing landowner and developer. Shropshire's geographical location and rural character make it a desirable place to live. Like many other Counties, Shropshire has a diverse housing market. However, despite this within Shropshire residential development is generally considered viable, unless there are site specific issues which impact upon viability. Consequently, residential development upon any site is generally considered achievable and viable unless there are site specific issues evident. However, to support this conclusion on the achievability and viability of development, a separate viability assessment will be undertaken.

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OSW005	Roy Evans Garage, Oak Street, Oswestry	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Site included within Part 1 of the Brownfield Land Register.	5						0	5
OSW045	Autocare, King Street, Oswestry	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the sites location within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	5						0	5
OSW051	Weston Lane, Oswestry	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Specifically, the ability to provide an appropriate access into the site is subject to highway approval. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	10						0	10
SHF016	St Peter's Youth Club, Bridgnorth Road, Shifnal	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	12						0	12

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

SLAA Site Reference	Address	Summary	Approx. Net Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
SHF027	Garage off Bradford Street, Shifnal	The site is considered suitable, available; achievable; and viable (subject to any further necessary viability assessment) for open market residential development. Suitability of the site for open market residential development above the ground floor is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Suitability of open market residential development on the ground floor is also subject to demonstration that this would support the regeneration of the town centre. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Site included within Part 1 of the Brownfield Land Register.	7						0	7
SHF028	27 Shrewsbury Road, adjacent to St Mary's Church, Shifnal	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically the site is located within a conservation area. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Full Planning Permission (25/01470/FUL) granted post 31st March 2025 for the conversion of existing buildings to 5 dwellings and formation of 4 further new build dwellings. The applicant is a developer (Shingler Homes).	9						9	0
BNP014	Newtown Garage, Baschurch	The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is also considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically part of the site is within a Conservation Area and the site is within 300m of one or more Listed Buildings. If the assessment shows no adverse effect or suitable mitigation were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	7						0	7
SHR014	Site at New Zealand House, Abbey Foregate, Shrewsbury	The site is considered viable and achievable (subject to any further necessary viability assessment). It is not currently considered to be available, but is it considered that it is likely to become available in the future. Where necessary, this will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. The element of the site located outside flood zones 2 and/or 3 is considered suitable for development subject to appropriate assessment and management of any impact on the physical; environmental; or heritage constraints to the site. Specifically heritage assists and satisfactory access. If suitable mitigation of this identified constraint were possible, the sites development potential would also depend on suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. The element of the site located in flood zones 2 and/or 3 would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site. Site included within Part 1 of the Brownfield Land Register.	14						0	14

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

SLAA Site Reference	Address	Summary	Approx. Net Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
<b>WEM018</b>	Land behind 18-34 Aston Road, Wem	The site is considered suitable; available; achievable; and viable (subject to any further necessary viability assessment) for residential development. Suitability of the site for residential development is subject to appropriate management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and where appropriate the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	<b>38</b>						<b>0</b>	<b>38</b>
<b>WHT005</b>	Land at Sherrymill Hill, Whitchurch	The site is considered available, viable and achievable (subject to any further necessary viability assessment). The site is located within the development boundary, and so residential development is in line with policy. However, approximately 40% of the site is located within flood zone 2, therefore this part of the site would only be considered appropriate if it is considered necessary (through the sequential and/or exception test); the risk can be mitigated; and it will not increase risk elsewhere. The remainder of the site is considered suitable for development, subject to appropriate management of any physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers); and the outcome of a visual impact and landscape sensitivity assessment. Furthermore the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.	<b>9</b>						<b>0</b>	<b>9</b>

Total Years 1-5: **42**  
 10% Allowance Years 1-5: **4**  
 Total After 10% Allowance Years 1-5: **38**

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

Reference	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
<b>MC, Alveley</b>	Land off Meadowbrook Close, Alveley	Extension of an existing approved site (Planning Permission 18/03172/FUL). A new Planning Application from the developer (M&T Homes) expected for 8 dwellings in due course.	8	0	8						0	8
<b>VH, Doddington</b>	Land North East of the Village Hall, Doddington, Hopton Wafers, Shropshire	Full Planning Application (23/01547/FUL) pending consideration for 8 affordable dwellings and 3 open market dwellings. The associated planning application form confirms that this proposal has been informed by pre-application discussions. The applicant is the Registered Provider Shropshire Rural Housing. Project is linked to Homes England funding, the next round of which requires completion by March 2029.	11	0	11						11	0
<b>ML, Diddlebury</b>	Mill Lane, Diddlebury	Full Planning Permission (25/01873/FUL) granted post 31st March 2025 for replacement of 2 affordable dwellings with 4 affordable dwellings. The applicant is the Registered Provider Connexus.	2	0	2						2	0
<b>NWR, Ellesmere</b>	South of New Wharf Road, Ellesmere	Full Planning Application (26/00585/FUL) pending consideration for 59 retirement living dwellings. The applicant is the developer St Lukes Dukinfield Ltd. The associated Registered Provider Housing 21.	59	0	59						59	0
<b>BR, Highley</b>	West of Bridgnorth Road, Highley	Full Planning Application (25/00412/FUL) pending consideration for 53 dwellings on the site. The associated planning application form confirms that this proposal has been informed by pre-application discussions (PREAPM/24/00159). The applicant is the developer (Stonebond Properties Ltd). Project is linked to Homes England funding, the next round of which requires completion by March 2029.	53	0	53						53	0

Reference	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
<b>HR, Highley</b>	North of Hazelwells Road, Highley	Full Planning Application (25/01550/FUL) currently pending consideration for 24 dwellings on this site. The associated planning application form confirms that this proposal has been informed by pre-application discussions (PREAPP/22/00434). The applicant is the developer TC Homes. Project is linked to Homes England funding, the next round of which requires completion by March 2029.	24	0	24						24	0
<b>GG, Ludlow</b>	Granvilole Garage Site, Ludlow	Scheme being worked up with Planning Application expected in due course.	25	0	25						0	25
<b>SP, Ludlow</b>	Sanpits, Ludlow	Scheme being worked up with Planning Application expected in due course.	10	0	10						0	10
<b>Sutton Upon Tern CLT</b>	Sutton Upon Tern CLT	Steering group formed and RSL partner selected. Work is progressing.	14	0	14						0	14
<b>KW, Morda</b>	Land Off Kingfisher Way, Morda	Full Planning Application (26/00772/FUL) pending consideration for 20 affordable dwellings. The applicant is the developer TC Homes and the associated Registered Social Landlord is Wrekin Housing. Project is linked to Homes England funding, the next round of which requires completion by March 2029.	20	0	20						20	0
<b>OR, St Martins</b>	Overton Road, St Martins	Scheme being worked up with Planning Application expected in due course.	45	0	45						0	45
<b>CD, Shrewsbury</b>	Cedar Drive, Shrewsbury	Full Planning Permission (24/04065/FUL) granted post 31st March 2025 for 38 affordable dwellings. The applicant is a developer (Living Space Housing). Project is linked to Homes England funding, the next round of which requires completion by March 2029.	38	0	38						38	0
<b>FR, Dorrington</b>	The Farris, Falklands Road, Dorrington	Scheme being worked up with Planning Application to follow on.	10	0	10						0	10

Reference	Address	Deliverability	Net Dwellings	Net Completions	Net Outstanding	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
HR, Bicton	Land South of Holyhead Road, Bicton	Full Planning Permission (24/02222/FUL) granted post 31st March 2025 for 32 dwellings. The applicant is the developer (Morro Partnership Ltd). Project is linked to Homes England funding, the next round of which requires completion by March 2029.	32	0	32						32	0
SR, Condover	Station Road, Condover	Scheme being worked up with Planning Application expected imminently. Project is linked to Homes England funding, the next round of which requires completion by March 2029.	32	0	32						32	0
NS, Wem	New Street, Wem	Scheme now worked up. Planning Application to be submitted in due course.	14	0	14						0	14
SC, Wem	West of Swain Close, Wem	Outline Planning Application (24/02314/OUT) pending decision with a 'resolution to grant' for 21 affordable dwellings. The applicant is a developer (Maelor Homes Ltd). Project is linked to Homes England funding, the next round of which requires completion by March 2029.	21	0	21						21	0
WM, Whixall	Whixhall Marina, Alders Lane, Whixhall	Scheme now worked up. Planning Application to be submitted shortly.	4	0	4						0	4
31-35, Whitchurch	31-35 Dodington, Whitchurch	Scheme being worked up with Planning Application expected in due course.	7	0	7						0	7
PWC, Whitchurch	Prince William Close, Whitchurch	Full Planning Application (25/03151/FUL) pending consideration for 70 affordable dwellings. The applicant is a developer (Gleeson Homes). Project is linked to Homes England funding, the next round of which requires completion by March 2029.	70	0	70						70	0

Total Years 1-5: **362**  
 10% Allowance Years 1-5: **36**  
 Total After 10% Allowance Years 1-5: **326**

## **Appendix J. Windfall Sites**

Appendix J: Windfall Sites (Less Than 5 Dwellings)

	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Windfall Allowance				299	299	<b>598</b>

## **Appendix K. Lapsed Permissions**

Reference	Address	Suitability - Application	Suitability - Site	Availability	Achievability	Viability	Summary	Approximate Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
17/02469/FUL	Former Mckeand Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA	Application previously approved on the site (17/02469/FUL). Site within the settlement boundary.	Application previously approved on the site (17/02469/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 7 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	7						0	7
13/02623/FUL	Land At Broseley Social Club, Bank House, High Street, Broseley, Shropshire, TF12 5EZ	Application previously approved on the site (13/02623/FUL). Brownfield site within the settlement boundary.	Application previously approved on the site (13/02623/FUL). Brownfield site within the settlement boundary.	Site is currently in use, however it has been represented through the Planning Application process. Site is considered deliverable in the medium to long term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Application previously approved on the site (13/02623/FUL). Brownfield site within the settlement boundary.	6						0	6
10/01319/FUL	Land At 1 Pinkham, Cleobury Mortimer	Application previously approved on the site (10/01319/FUL)	Application previously approved on the site (10/01319/FUL)	Site is currently in use, however it has been represented through the Planning Application process. Site is considered deliverable in the medium to long term.	Site is considered achievable and likely to be delivered in the long term.	No major viability issues noted to date.	Application previously approved on the site (10/01319/FUL)	9						0	9
11/02801/OUT	Land at Wilton Lodge, Clun Road, Craven Arms	Application previously approved on the site (11/02801/OUT). Site within the settlement boundary.	Application previously approved on the site (11/02801/OUT). Site within the settlement boundary.	Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 10 dwellings.	10						0	10
11/04589/EIA	Wharf Road, Ellesmere, Shropshire	Application previously approved on the site (11/04589/EIA). Much of the development was implemented. However phases of the development, including an extra care facility and some housing were not implemented. Site within the settlement boundary. Full Planning Permission (20/04019/FUL) was granted for 23 dwellings on part of the site and another Full Planning Application (22/01547/FUL) for 66 dwellings on the remainder of the site was refused due to issues with parking.	Application previously approved on the site (11/04589/EIA). Much of the development was implemented. However phases of the development, including an extra care facility and some housing were not implemented. Site within the settlement boundary. Full Planning Permission (20/04019/FUL) was granted for 23 dwellings on part of the site and another Full Planning Application (22/01547/FUL) for 66 dwellings on the remainder of the site was refused due to issues with parking.	Application previously approved on the site (11/04589/EIA). Much of the development was implemented. However phases of the development, including an extra care facility and some housing were not implemented. Site within the settlement boundary. Full Planning Permission (20/04019/FUL) was granted for 23 dwellings on part of the site and another Full Planning Application (22/01547/FUL) for 66 dwellings on the remainder of the site was refused due to issues with parking.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Application previously approved on the site (11/04589/EIA). Much of the development was implemented. However phases of the development, including an extra care facility and some housing were not implemented. Site within the settlement boundary. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term. (20/04019/FUL) was granted for 23 dwellings on part of the site. Full Planning Application (22/01547/FUL) for 66 dwellings on the remainder of the site was refused due to issues with parking. It is considered that a deliverable scheme can be advanced on the site.	50						0	50

Reference	Address	Suitability - Application	Suitability - Site	Availability	Achievability	Viability	Summary	Approximate Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
16/04032/FUL	9 Tower Street, Ludlow, SY8 1RL	Application previously approved on the site (16/04032/FUL). Site within the settlement boundary.	Application previously approved on the site (16/04032/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 10 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	10						0	10
10/00968/FUL	Phoenix Garage, Great Hales Street, Market Drayton	Brownfield site within the settlement boundary. Application previously approved on the site (10/00968/FUL). More recent Planning Applications have been submitted -13/01162/FUL was withdrawn, but was at that time recommended for approval. -22/01176/FUL was refused for a number of reasons including lack of information, overdevelopment of the site and lack of open space. A planning appeal is currently in progress. -24/00461/FUL refused due to layout and noise. This is currently the subject of an appeal. It is considered that a suitable and viable scheme can be identified for the site.	Brownfield site within the settlement boundary. Application previously approved on the site (10/00968/FUL). More recent Planning Applications have been submitted -13/01162/FUL was withdrawn, but was at that time recommended for approval. -22/01176/FUL was refused for a number of reasons including lack of information, overdevelopment of the site and lack of open space. A planning appeal is currently in progress. -24/00461/FUL refused due to layout and noise. This is currently the subject of an appeal. It is considered that a suitable and viable scheme can be identified for the site.	The site is understood to remain available for development. Recent planning activity supports this position.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 14 dwellings. The site is likely to come forward in the longer term.	14						0	14
10/01264/FUL	The Stables, Prospect Road, Market Drayton	Application previously approved on the site (10/01264/FUL). Site within the settlement boundary. Part brownfield part greenfield.	Application previously approved on the site (10/01264/FUL). Site within the settlement boundary. Part brownfield part greenfield.	The site is understood to remain available for development.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 6 dwellings. Part brownfield part greenfield site.	6						0	6
10/04004/OUT	Land adjacent to St Marys Croft, Berrisford Road, Market Drayton	Application previously approved on the site (10/04004/OUT). Site located within the settlement boundary.	Application previously approved on the site (10/04004/OUT). Site located within the settlement boundary.	The site is an undeveloped parcel of land within the settlement boundary which has previously been used for grazing of cattle but is currently vacant. Subject to the the development of an appropriate and viable scheme, the site would be available.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 6 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6
11/00983/FUL	6 St Marys Street, Market Drayton	Application previously approved on the site (11/00983/FUL). Brownfield site within the settlement boundary.	Application previously approved on the site (11/00983/FUL). Brownfield site within the settlement boundary. Existing building remains vacant.	Site was previously used by the Citizen Advice Bureau. The site is currently vacant. Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						0	5

Reference	Address	Suitability - Application	Suitability - Site	Availability	Achievability	Viability	Summary	Approximate Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Post Five Year Period
11/02594/FUL	Cheswardine Farm, High Street, Cheswardine, Shropshire, TF9 2RS	Application previously approved on the site (11/02594/FUL) and subsequent application (17/0011/DIS withdrawn). Barn conversion scheme.	Application previously approved on the site (11/02594/FUL) and subsequent application (17/0011/DIS withdrawn). Barn conversion scheme.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 6 dwellings. Barn conversion scheme. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6
13/03051/FUL	117 Cheshire Street, Market Drayton, Shropshire, TF9 1AE	Application previously approved on the site (13/03051/FUL). Site located within the development boundary.	Application previously approved on the site (13/03051/FUL). Site located within the development boundary.	Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 6 dwellings. Known interest in developing the site. Likely in the longer term.	6						0	6
15/03221/REM	Storage Land At Station Yard, Pipe Gate, Market Drayton, Shropshire	Application previously approved on the site (15/03221/REM). Site within the settlement boundary.	Application previously approved on the site (15/03221/REM). Site within the settlement boundary.	Known interest in developing the site including a NMA to the lapsed consent in 2021. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward.	Previously approved application for 11 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward.	11						0	11
20/01682/FUL	Stafford Street And Cross Street Development, Market Drayton, TF9 1HY	Application previously approved on the site (20/01682/FUL). Site within the settlement boundary.	Application previously approved on the site (20/01682/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 6 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6
10/04555/FUL	Hall Farm, Lutwyche, Much Wenlock	Application previously approved on the site (10/04555/FUL). Development involves the conversion of existing barns.	Application previously approved on the site (10/04555/FUL). Development involves the conversion of existing barns.	Site currently used for agricultural purposes. Likely to be available in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 6 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6
19/02963/FUL	Twmpath Cottages, Twmpath Lane, Gobowen, Shropshire	Application previously approved on the site (19/02963/FUL). Specialist housing adjoining hospital.	Application previously approved on the site (19/02963/FUL). Specialist housing adjoining hospital.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 16 self-contained specialist housing units adjoining hospital.	16						0	16
13/03135/P3JPA	The Square, Market Place, Shifnal, Shropshire, TF11 9AX	Prior Approval (13/03135/P3JPA) previously concluded to not be required for conversion of officers to 6 apartments.	Prior Approval (13/03135/P3JPA) previously concluded to not be required for conversion of officers to 6 apartments.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Prior Approval previously concluded to not be required for conversion of officers to 6 apartments. Office conversion. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6

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11/01017/FUL	Downton Farm, Upton Magna, Shrewsbury	Application previously approved on the site (11/011017/FUL). Barn conversion scheme.	Application previously approved on the site (11/011017/FUL). Barn conversion scheme.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 13 dwellings. Barn conversion scheme. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	13						0	13
11/01476/FUL	Oakshall Farm, Plealey, Shrewsbury	Application previously approved on the site (11/01476/FUL). Barn conversion.	Application previously approved on the site (11/01476/FUL). Barn conversion.	Building Control Application submitted and an approved inspector has been appointed (12/02280/DOMFPC). Application may still be extant.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						0	5
11/02325/FUL	Land at 1 Forge Way, Dorrington, Shrewsbury	Application previously approved on the site (11/02325/FUL). Brownfield site within the settlement boundary.	Application previously approved on the site (11/02325/FUL). Brownfield site within the settlement boundary.	The site is currently in commercial use. However, the has been interest in bringing the site forward for residential development in the past. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						0	5
13/00022/OUT	Bromfield, 66 Spring Gardens, Shrewsbury, Shropshire, SY1 2TE	Application previously approved on the site (13/00022/OUT). Site within the settlement boundary.	Application previously approved on the site (13/00022/OUT). Site within the settlement boundary.	Known interest in developing the site in the past. Likely in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Application previously approved on the site (13/00022/OUT). Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	9						0	9
14/04383/FUL	Princess House, The Square, Shrewsbury, Shropshire	Application previously approved on the site (14/04383/FUL). Site within the settlement boundary.	Application previously approved on the site (14/04383/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 50 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	50						0	50

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<b>17/02809/OUT</b>	H M Prison, The Dana, Shrewsbury, Shropshire, SY1 2HR	Outline Planning Permission previously approved on the site.	Outline Planning Permission (17/02809/OUT) previously approved on the site. Full Planning Permission (24/01672/FUL) recently granted for demolition works on the site.	Part of the site is now in a separate ownership and they have submitted a retrospective Planning Application (22/05428/COU) to change the use of the former Prison (Class C2A) to Sui Genesis, to allow the site to be used as a bespoke visitor and leisure attraction, including ancillary accommodation. It is understood that the remainder of the site remains in the same ownership and that the owner is intending to pursue development on this component of the site. This part of the site corresponds with the following components of the development previously approved within Planning Application 17/02809/OUT: New Build A (10 dwellings and office space), New Build C (30 dwellings and parking at ground level), an area of parking and the proposed Gymnasium	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Outline Planning Permission (17/02809/OUT) previously approved on the site. Part of the site is now in a separate ownership and they have submitted a retrospective Planning Application (22/05428/COU) to change the use of the former Prison (Class C2A) to Sui Genesis, to allow the site to be used as a bespoke visitor and leisure attraction, including ancillary accommodation. It is understood that the remainder of the site remains in the same ownership and that the owner is intending to pursue development on this component of the site. This part of the site corresponds with the following components of the development previously approved within Planning Application 17/02809/OUT: New Build A (10 dwellings and office space), New Build C (30 dwellings and parking at ground	40						0	40
<b>18/03206/FUL</b>	Car Park, The Dana, Shrewsbury, Shropshire	Application previously approved on the site (18/03206/FUL). Site within the settlement boundary.	Application previously approved on the site (18/03206/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. It is understood that the landowner has retained this component of the wider site for redevelopment.	Site is considered achievable and likely to be delivered in the medium term.	No major viability issues noted to date.	Application previously approved on the site (18/03206/FUL). It is understood that the landowner has retained this component of the wider site for redevelopment.	9						0	9
<b>19/03534/FUL</b>	Barns South Of The Lees Farm, Walcot, Shropshire	Application previously approved on the site (19/03534/FUL). Barn conversion scheme.	Application previously approved on the site (19/03534/FUL). Barn conversion scheme.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 7 dwellings. Barn conversion scheme. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	7						0	7
<b>21/02395/FUL</b>	Proposed Residential Barn Conversions East Of Allfield Farm, Conover, Shrewsbury, Shropshire	Application previously approved on the site (21/02395/FUL). Barn conversion scheme.	Application previously approved on the site (21/02395/FUL). Barn conversion scheme.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 5 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	5						0	5

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<b>21/03954/FUL</b>	Hartlands Rest Home, Whitehall Street, Shrewsbury, Shropshire, SY2 5AD	Application previously approved on the site (21/03954/FUL). Site within the settlement boundary.	Application previously approved on the site (21/03954/FUL). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 11 bedroom extension to care home. The site includes the formation of C2 care home facilities, as such the ratio applied to communal accommodation is applied consistent with the Housing Delivery Test. This ratio is based on the national average number of adults in all households, with a ratio of 1.9. $11/1.9 = 6$ dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6
<b>11/03574/FUL</b>	Heath House Fam, Stanton Upon Hine Heath, Shrewsbury	Application previously approved on the site (11/03574/FUL). Barn conversion scheme.	Application previously approved on the site (11/03574/FUL). Barn conversion scheme.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 6 dwellings. Barn conversion scheme. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6
<b>14/01530/REM</b>	67 Aston Street, Wem, Shropshire, SY4 5AU	Application previously approved on the site (14/01530/REM). Site within the settlement boundary.	Application previously approved on the site (14/01530/REM). Site within the settlement boundary.	Known interest in developing the site in the past. Likely to be delivered.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	Previously approved application for 6 dwellings. Subject to the development of a suitable and viable scheme, the development is achievable. Likely to come forward in the longer term.	6						0	6

Total Years 1-5: 0

10% Allowance Years 1-5: 0

Total After 10% Allowance Years 1-5: 0