

Tables of disputed sites

Disputed sites which were proposed allocations in the withdrawn plan

Site name	Land between Mytton Oak Road and Hanwood Road, Shrewsbury																	
LPA ref(s)	SHR060, SHR158 & SHR161																	
Capacity	1,500																	
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS												
	2024/25	2025/26	2026/27	2027/28	2028/29													
Council 5YHLS Statement	0	0	95	95	95	285 (257 including 10% reduction)												
Appellant	0	0	0	0	0	0												
Comments on deliverability	Council						Appellant											
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site. As referenced within the Council’s Five Year Housing Land Supply Statement, 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 <i>"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..."</i> (extract is Appendix 1 of CD3.8). 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. - Since preparation of the Council’s housing land supply statement, the scheme has progressed with community engagement (https://shrewsburysouthwest.co.uk/) having been undertaken. The material prepared in support of the community engagement (https://shrewsburysouthwest.co.uk/wp-content/uploads/2025/07/Shrewsbury-A3-prints.pdf) 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. - This shows firm progress on bringing forwards the site for development. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>“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)”</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led. - However, the Council accepts this project is likely to commence later in 2026/27 than anticipated at the base date for the housing land supply assessment, with housing completions from 2027/28. The Council therefore accepts that accounting for the 10% non-delivery allowance applied to this component of the housing land supply, an 86 dwelling deduction is appropriate to the deliverable housing land supply associated with this site.						This is a large site with a capacity of 1,500 dwellings. The Council’s trajectory for this site (before the application of the 10% deduction) is as follows:											
	<table><tr><th>2024/25</th><th>2025/26</th><th>2026/27</th><th>2027/28</th><th>2028/29</th><th>Total 5YHLS</th></tr><tr><td>0</td><td>0</td><td>95</td><td>95</td><td>95</td><td>285</td></tr></table>						2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS	0	0	95	95	95	285
2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS													
0	0	95	95	95	285													

Site name	BRD030																
LPA ref(s)	Tasley Garden Village, Bridgnorth																
Capacity	1,050																
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS											
	2024/25	2025/26	2026/27	2027/28	2028/29												
Council 5YHLS Statement	0	0	25	100	100	225 (203 including 10% reduction)											
Appellant	0	0	0	0	0	0											
Comments on deliverability	Council					Appellant											
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Since preparation of the Council’s housing land supply statement, 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 consideration on this site. - 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 Council anticipate a decision (which will be subject to completion of a s106 legal agreement) on this Outline Planning Application in November 2025. - This shows firm progress on bringing forwards the site for development. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) 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)”. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led. - It is acknowledged that the latest evidence is set out in the planning statement for this Outline Planning Application, which 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.” - On this basis, the Council accepts that commencement is likely to be around a year later than currently forecast in its housing land supply. The Council therefore accepts that accounting for the 10% non-delivery allowance applied to this component of the housing land supply, a 90 dwelling deduction is appropriate to the deliverable housing land supply associated with this site.					- This is another large site with a capacity of up to 1,050 dwellings. The capacity in the withdrawn Local Plan was around 1,050 homes and 16 ha of employment land. The Council’s trajectory for this site (before the 10% deduction) is as follows: <table><tr><th>2024/25</th><th>2025/26</th><th>2026/27</th><th>2027/28</th><th>2028/29</th><th>Total 5YHLS</th></tr><tr><td>0</td><td>0</td><td>25</td><td>100</td><td>100</td><td>225</td></tr></table> - Consequently, the Council’s trajectory considers that dwellings will start being delivered in the next monitoring year (i.e. 2026/27). However, the site does not have planning permission. The Council’s SoC refers to an outline planning application, which was submitted by Bloor Homes and Taylor Wimpey for up to 1,500 homes in May 2025 (LPA ref: 25/01722/OUT). However, the Council’s SoC does not refer to the content of the application documents. - The application is still pending determination and it is not known when it will be determined. The outline planning application is subject to outstanding objections and requests for additional work from consultees. The consultation period has been extended to 24th September 2025. A committee date for the determination of the application has not been set. As above, now that the draft Local Plan has been withdrawn, it is not known whether this application will be approved in the context of the existing Local Plan policies. - The Council’s SoC relies on a SoCG between the Council and the developers dated August 2024, which explains that the first dwellings are expected in 2025/26 and 225 dwellings over the period 2023/24 to 2027/28. The Council has pushed delivery back by a year as shown in the above table. - Nevertheless, the latest evidence is set out in the planning statement for the outline planning application, which 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.” - Therefore, the position in the planning statement is that the first legal completion would be 21 months from the grant of outline planning permission. However, as above, it is not known when the outline planning application will be determined and even if it is approved how long it will take for the S106 agreement to be negotiated and approved before the decision notice is issued. - In the context of the definition set out in the Framework, this site is not deliverable and 203 dwellings should be removed from the Council’s 5YHLS figure.	2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS	0	0	25	100	100
2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS												
0	0	25	100	100	225												

Site name	Land west of Ellesmere Road, Shrewsbury																	
LPA ref(s)	SHR173																	
Capacity	450																	
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS												
	2024/25	2025/26	2026/27	2027/28	2028/29													
Council 5YHLS Statement	0	0	50	100	100	250 (225 including 10% reduction)												
Appellant	0	0	0	0	0	0												
Comments on deliverability	Council						Appellant											
	- This site is included within the supply as a proposed allocation within the now withdrawn Local Plan and was also the subject of an Outline Planning Application (22/01432/OUT) for up to 450 dwellings. - As referenced within the Council’s Five Year Housing Land Supply Statement, a Statement of Common Ground (SoCG012) – August 2024, has been completed between the Council and the site promoter Barwood Land (an extract of SoCG012 forms Appendix 3 to CD3.8). This specified indicative timescales for progressing the development (paragraph 5.6) and indicated that in principle it is agreed 150 dwellings could be delivered on the site prior to the NWRR being operational (paragraph 5.4). - The site promoter (Barwood Land) is currently undertaking further highway modelling to support the live Outline Planning Application, informed by the Council’s decision to pause the North West Relief Road (NWRR). This modelling is anticipated shortly. - The Council now anticipate a decision (which will be subject to completion of a s106 legal agreement) on this Outline Planning Application by December 2025. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) 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)”. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led. - However, it is accepted that due to the timescales for the determination of the Outline Planning Application, there have been ‘slippages’ against delivery timescales anticipated by the applicant. On this basis, the Council accepts that commencement is likely to be around a year later than currently forecast in its housing land supply. The Council therefore accepts that accounting for the 10% non-delivery allowance applied to this component of the housing land supply, a 90 dwelling deduction is appropriate to the deliverable housing land supply associated with this site.						- The Council’s trajectory for this site (before the 10% deduction) is as follows: <table><tr><th>2024/25</th><th>2025/26</th><th>2026/27</th><th>2027/28</th><th>2028/29</th><th>Total 5YHLS</th></tr><tr><td>0</td><td>0</td><td>50</td><td>100</td><td>100</td><td>250</td></tr></table> - Therefore, the Council expects homes to be delivered on this site from the next monitoring year (i.e. 2026/27). However, the site does not have planning permission. An outline planning application for up to 450 no. dwellings was submitted by Barwood Development Securities Ltd and validated on 23rd March 2022 (LPA ref: 22/01432/OUT) but it has not been determined. On 1st July 2025, Active Travel England (ATE) responded to state that they required further information in relation to trip rates, contributions towards off site infrastructure and on site facilities. Before that, the last document to be uploaded was dated 12th October 2023. It is not known when the application will be determined. - As with the site above, now that the draft Local Plan has been withdrawn, it is not known whether this application will be approved in the context of the existing Local Plan policies. - The Council’s trajectory relies on a trajectory provided by the promoter, but that assumed the outline planning permission would be granted in 2024. The trajectory also relies on the opening of the Shrewsbury North West Relief Road (NWRR) in 2027. However, work has paused on the NWRR due to a lack of funding. The Council’s website (dated 26th June 2025) states: “Although the intention is to cancel the scheme due to its unaffordability, a final decision would need to be considered through a meeting of Cabinet and Full Council” - There was agreement between the Council and the promoter that 150 dwellings could be delivered before the NWRR opens. However, it is not known what the intentions are now that the Local Plan has been withdrawn and should the NWRR not be delivered. - No clear evidence of firm progress with a reserved matters application has been provided. There is no written agreement with a developer to confirm the Council’s trajectory. - In the context of the definition set out in the Framework, this site is not deliverable and 225 dwellings should be removed from the Council’s 5YHLS figure.	2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS	0	0	50	100	100
2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS													
0	0	50	100	100	250													

Site name	Land north of Chester Road, Whitchurch																	
LPA ref(s)	WHT037 & WHT044																	
Capacity	200																	
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS												
	2024/25	2025/26	2026/27	2027/28	2028/29													
Council 5YHLS Statement	0	0	25	40	40	105 (95 including 10% reduction)												
Appellant	0	0	0	0	0	0												
Comments on deliverability	Council						Appellant											
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Since preparation of the Council’s housing land supply statement, the scheme has progressed with a 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 that pre-application discussions have been undertaken to inform it. - The Council anticipate a decision (which will be subject to completion of a s106 legal agreement) on this Full Planning Application by December 2025. - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>“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)”</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is planned.						- The Council’s trajectory for this site (before the 10% deduction) is as follows:<table><tr><th>2024/25</th><th>2025/26</th><th>2026/27</th><th>2027/28</th><th>2028/29</th><th>Total 5YHLS</th></tr><tr><td>0</td><td>0</td><td>25</td><td>40</td><td>40</td><td>105</td></tr></table> - The site does not have planning permission. However, as above, the Council considers that dwellings will be delivered on this site in the next monitoring year (i.e. 2026/27). - The Council’s SoC relies on information from the promoter (Castle Green Homes) which envisaged a start on site in June 2025. That clearly did not happen. - A full planning application for 190 dwellings was validated on 23rd July 2025 (LPA ref: 25/02525/FUL). It is pending determination and is subject to objections from residents. To date few responses from statutory consultees have been uploaded. It is not known whether the proposed development is acceptable or when the application will be determined. The determination date for the application is 22nd October 2025 and I note that a Councillor has requested that the application be determined at committee. - As with the sites above, now that the draft Local Plan has been withdrawn, it is not known whether this application will be approved in the context of the existing Local Plan policies. - I note that the planning statement for the application (by planning consultancy Lichfields) states: “Five-Year Housing Land Supply Position 4.30 In relation to the Council’s five year housing land supply [5YHLS] position, the Council published its Five Year Housing Land Supply Statement in February 2025 (base date 31st March 2024). The Council claim they can demonstrate a Housing Land Supply [HLS] position of 4.73 years. This is based on a total need of 10,469 dwellings over a five year period (based on the SM3 figure of 1,994 dpa published in December 2024) and applying a 5% buffer. However, the Council have an identified housing supply of 9,902 dwellings. The Council’s position would decrease further to 4.66 years when using the most recent SM3 figure of 2,025 dpa in the calculation. 4.31 As part of the Council’s assessment of HLS, sites have been included within the Council’s supply that were proposed to be allocated for residential development in the draft Local Plan. A total of 2,071 homes to be delivered on proposed draft housing allocations have been included within the Council’s 5YHLS. This includes the delivery of 105 homes on the Site (on proposed allocation refs. WHT037 and WHT044). In the absence of the draft Local Plan being adopted and these allocations not forming part of the Council’s adopted development plan, it is likely that delivery on many of these sites will be delayed beyond the five year period. 4.32 Consequently, based on the Council’s own evidence, they are unable to demonstrate a 5YHLS. However, given approximately 21% of the Council’s five year supply is on proposed housing allocations that have not been adopted, the Council’s supply position is likely to fall below 4.73 years in reality.” - This supports the position I have taken in relation to the local housing need being 2,025 dwellings per annum. It also states that now the draft Local Plan will not be adopted it is likely that the delivery on many of the proposed allocations will be delayed beyond the 5YHLS period. - Whilst a planning application has been made on this site, the proposed development is contrary to the existing development plan and therefore it is not known whether it will be approved. - In the context of the definition set out in the Framework, this site is not deliverable and 95 dwellings should be removed from the Council’s 5YHLS figure.	2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS	0	0	25	40	40
2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS													
0	0	25	40	40	105													

Site name	Land north of Kingswood Road and Beamish Lane, Albrighton																
LPA ref(s)	ALB017 & ALB021																
Capacity	180																
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS											
	2024/25	2025/26	2026/27	2027/28	2028/29												
Council 5YHLS Statement	0	0	36	36	36	108 (97 including 10% reduction)											
Appellant	0	0	0	0	0	0											
Comments on deliverability	Council					Appellant											
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Since preparation of the Council’s housing land supply statement, the scheme has progressed with an Outline Planning Permission (24/02662/OUT) for up to 150 dwellings on the larger component of this site having been granted. - The applicant was a site promoter (Wain Estates) which confirmed in September 2025 that they had “<i>completed on the sale of a 150-home development site in Albrighton, Shropshire, to national housebuilder Crest Nicholson.</i>” The also confirmed that “<i>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.</i> “ https://www.wainestates.co.uk/wain-estates-sells-150-home-albrighton-site-to-crest-nicholson/ - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period.					The Council’s trajectory for this site (before the 10% deduction) is as follows:											
	<table><tr><th>2024/25</th><th>2025/26</th><th>2026/27</th><th>2027/28</th><th>2028/29</th><th>Total 5YHLS</th></tr><tr><td>0</td><td>0</td><td>36</td><td>36</td><td>36</td><td>108</td></tr></table>					2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS	0	0	36	36	36	108
2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS												
0	0	36	36	36	108												

Site name	Land adjoining Adderley Road, Market Drayton						
LPA ref(s)	MDR006						
Capacity	125						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	25	25	25	75 (68 including 10% reduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - The site promoter (SLG represented by Emery) specified in their Matter 17 Statement from September 2024 that <i>“the site will be the subject of a further full planning application in the short term”</i> and that necessary technical studies have been undertaken, including noise and flood risk assessments (extract of this statement forms Appendix 7 of CD3.8). - Since preparation of the Council’s housing land supply statement, the scheme has progressed with a Full Planning Application (25/03581/FUL) having been received for 115 dwellings on the site. - The applicants include a developer (Bellway Homes). - The Planning Application form for this application confirms that pre-application discussions have been undertaken to inform it. - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>“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)”</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.						The site does not have planning permission. A full planning application for 126 dwellings was refused by the Council on 16th July 2024 (LPA ref: 22/05309/FUL). At that time, the site was a draft allocation and the Council still refused to grant planning permission. I understand that a further full planning application has been made and is currently awaiting validation. In the context of the definition set out in the Framework, this site is not deliverable and 68 dwellings should be removed from the 5YHLS.

Site name	Land at Longford Turning, Market Drayton						
LPA ref(s)	MDR039 & MDR043						
Capacity	120						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	25	25	25	75 (68 including 10% reduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site. - Within paragraph 1.1.22 of their Matter 17 statement from September 2024 the promoter, Gladman, states <i>“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.”</i> (extract of this statement forms Appendix 8 of CD3.8) - Since preparation of the Council’s housing land supply statement, the scheme has progressed with an Outline Planning Application (25/01926/OUT) now pending consideration for up to 100 dwellings on MDR039. - The application form for this Outline Planning Application confirms that pre-application discussions (PREAPM/25/00103) were undertaken prior to the submission of this application. - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>“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)”</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.						- The site does not have planning permission. An outline planning application for up to 100 dwellings was refused by the Council on 31st May 2023. A new outline planning application for up to 100 dwellings was validated on 10th June 2025 and is pending determination (LPA ref: 25/01926/OUT). It is not known whether this application will be approved. It is subject to outstanding objections and a Councillor has requested that it be determined at committee. - In the context of the definition set out in the Framework, this site is not deliverable and 68 dwellings should be removed from the 5YHLS.

Site name	Land south of Oak Street, Highley						
LPA ref(s)	HNN016						
Capacity	100						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	36	36	72 (65 including 10% reduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- At the base date for this assessment, the Council considered it had sufficient evidence regarding the deliverability of this site to support its position. - However, a scheme has not progressed as anticipated and on this basis the Council accepts the site is currently developable rather than deliverable. The Council therefore accepts that accounting for the 10% non-delivery allowance applied to this component of the housing land supply, a 65 dwelling deduction is appropriate to the deliverable housing land supply associated with this site.						The site was a proposed allocation in the withdrawn Shropshire Local Plan. It does not have planning permission or a planning application pending determination. In the context of the definition set out in the Framework, this site is not deliverable and 65 dwellings should be removed from the 5YHLS.

Site name	Land between Windmill View and The Monument on A464, Shifnal						
LPA ref(s)	SHF022 & SHF023 (part)						
Capacity	100						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	36	36	72 (65 including 10% reduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Since preparation of the Council's housing land supply statement, the scheme has progressed with a Full Planning Application (25/01385/FUL) pending decision with a resolution to grant (subject to a S106 Legal Agreement) for 57 dwellings on part of the site. - The applicants is a developer (Taylor Wimpey). - The associated Application Form confirms that this site has been subject to pre-application discussions (PREAPM/25/00026). - This shows firm progress on bringing forwards the site for development. - The remainder of the site is expected to follow-on. - This Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>“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)”</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.						- The site was a proposed allocation in the withdrawn Shropshire Local Plan. A full planning application for 57 dwellings by Taylor Wimpey was validated on 1st May 2025 and is pending determination (LPA ref: 25/01385/FUL). It is subject to outstanding objections and it is not known whether the application will be approved now that the Local Plan has been withdrawn. - In the context of the definition set out in the Framework, this site is not deliverable and 65 dwellings should be removed from the supply.

Site name	Land adjoining Boraston Drive on A456, Burford					
LPA ref(s)	BUR004					
Capacity	100					
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29	
Council 5YHLS Statement	0	0	0	20	40	60 (54 including 10% reduction)
Appellant	0	0	0	0	0	0
Comments on deliverability	Council					Appellant
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site, including through Pre- Application discussions, as detailed within paragraph 2.6 of their Matter 16 Statement from September 2024 (extract of this statement forms Appendix 10 of CD3.8). - In paragraph 2.21 of their Matter 16 statement, the site promoter Lone Star Land, state <i>“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...”</i> Timescales detailed include completion of 60 dwellings in the five year period. - The Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>“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)”</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.					The site was a proposed allocation in the withdrawn Shropshire Local Plan. The Council relies on the representations submitted by the promoter to the then draft Local Plan. In the context of the definition set out in the Framework, this site is not deliverable and 54 dwellings should be removed from the supply.

Site name	Land between the A53 and Poynton Road, Shawbury					
LPA ref(s)	SHA019					
Capacity	80					
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29	
Council 5YHLS Statement	0	0	0	25	25	50 (45 including 10% reduction)
Appellant	0	0	0	0	0	0
Comments on deliverability	Council					Appellant
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Since preparation of the Council’s housing land supply statement, the scheme has progressed with a 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). - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>“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)”</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.					The site was a proposed allocation in the withdrawn Shropshire Local Plan. The Council relies on the representations submitted by the promoter to the then draft Local Plan. In the context of the definition set out in the Framework, this site is not deliverable and 45 dwellings should be removed from the supply

Site name	Land adjoining But Lane on A458, Ford					
LPA ref(s)	FRD011					
Capacity	75					
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29	
Council 5YHLS Statement	0	0	0	15	20	35 (32 including 10% reduction)
Appellant	0	0	0	0	0	0
Comments on deliverability	Council					Appellant
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - As detailed within the Council's Five Year Housing Land Supply Statement, the site promoter has confirmed the site is deliverable early in the proposed plan period. This correspondence forms an appendix to the Council's Viability & Deliverability Topic Paper (Appendix 12 of CD3.8). - Since preparation of the Council's housing land supply statement, the scheme has progressed with the site promoter (developer Shropshire Homes) having commenced 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: https://www.fordparishcouncil.gov.uk/2025/09/proposed-development-in-ford/ - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>"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)"</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.					The site was a proposed allocation in the withdrawn Shropshire Local Plan. The Council relies on the representations submitted by the promoter to the then draft Local Plan. In the context of the definition set out in the Framework, this site is not deliverable and 32 dwellings should be removed from the supply.

Site name	Land at Liverpool Road, Whitchurch						
LPA ref(s)	WHT014						
Capacity	70						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	20	25	25	70 (63 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Since preparation of the Council’s housing land supply statement, the scheme has progressed with a 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). - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>“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)”</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.						The site does not have planning permission. A full planning application for 72 dwellings was refused by the Council on 9th September 2016. No further applications have been made on the site. In the context of the definition set out in the Framework, this site is not deliverable and 63 dwellings should be removed from the supply.

Site name	Land south of Sundorne Road, Shrewsbury						
LPA ref(s)	SHR054a						
Capacity	60						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	22	38	60 (54 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site. - As detailed within the Council’s Five Year Housing Land Supply Statement, the site promoter (developer Shropshire Homes) Matter 22 Statement of September 2024 confirmed in response to question 10 that <i>“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.”</i> (Appendix 14 of CD3.8). - The Council is aware of progress towards submission of a planning application on the site. - The Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>“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)”</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.						The site was a proposed allocation in the withdrawn Shropshire Local Plan. The Council relies on the representations submitted by the promoter to the then draft Local Plan. In the context of the definition set out in the Framework, this site is not deliverable and 54 dwellings should be removed from the supply.

Site name	Land west of Trehowell Lane, Weston Rhyn						
LPA ref(s)	WRP001VAR						
Capacity	60						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	10	25	35 (32 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- At the base date for this assessment, the Council considered it had sufficient evidence regarding the deliverability of this site to support its position. - However, a scheme has not progressed as anticipated and on this basis the Council accepts the site is currently developable rather than deliverable. The Council therefore accepts that accounting for the 10% non-delivery allowance applied to this component of the housing land supply, a 32 dwelling deduction is appropriate to the deliverable housing land supply associated with this site.						The site was a proposed allocation in the withdrawn Shropshire Local Plan. The Council relies on the representations submitted by the promoter to the then draft Local Plan. In the context of the definition set out in the Framework, this site is not deliverable and 32 dwellings should be removed from the supply.

Site name	Land east of Barley Meadows, Llanymynech						
LPA ref(s)	LYH007						
Capacity	50						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	25	25	50 (45 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Since preparation of the Council’s housing land supply statement, the scheme has progressed with an Outline Planning Application (25/02497/OUT) pending consideration for 48 dwellings on the site. - The associated Application Form confirms that this site has been subject to pre-application discussions (PREAPM/25/00010). - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>“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)”</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.						- The site was a proposed allocation in the withdrawn Shropshire Local Plan. - An outline planning application for up to 60 dwellings by Bradford Rural Estates was validated on 7th July 2025 and is pending determination. It is subject to outstanding objections and it is not known whether the application will be determined now that the draft Local Plan has been withdrawn. - In the context of the definition set out in the Framework, this site is not deliverable and 45 dwellings should be removed from the supply

Site name	Land off Station Road, Weston Rhyn						
LPA ref(s)	WRP017						
Capacity	40						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	0	15	15 (14 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- At the base date for this assessment, the Council considered it had sufficient evidence regarding the deliverability of this site to support its position. - However, a scheme has not progressed as anticipated and on this basis the Council accepts the site is currently developable rather than deliverable. The Council therefore accepts that accounting for the 10% non-delivery allowance applied to this component of the housing land supply, a 14 dwelling deduction is appropriate to the deliverable housing land supply associated with this site.						The site was a proposed allocation in the withdrawn Shropshire Local Plan. The Council relies on the representations submitted by the promoter to the then draft Local Plan. In the context of the definition set out in the Framework, this site is not deliverable and 14 dwellings should be removed from the supply

Site name	Land west of Shrewsbury Road, Baschurch						
LPA ref(s)	BNP024						
Capacity	35						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	15	20	35 (32 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site. As detailed within the Council’s Five Year Housing Land Supply Statement, the site promoter developer (Shropshire Homes) Matter 22 Statement confirmed in response to question 10 that <i>“The site is immediately available and has a developer on board. It can be delivered early within the plan period.”</i> (Appendix 17 of CD3.8). - Since preparation of the Council’s housing land supply statement, the scheme has progressed with an 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). - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>“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)”</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.						The site was a proposed allocation in the withdrawn Shropshire Local Plan. The Council relies on the representations submitted by the promoter to the then draft Local Plan. In the context of the definition set out in the Framework, this site is not deliverable and 32 dwellings should be removed from the supply.

Site name	Land off Trentham Road, Wem						
LPA ref(s)	WEM025						
Capacity	30						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	15	15	30 (27 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- At the base date for this assessment, the Council considered it had sufficient evidence regarding the deliverability of this site to support its position. - However, a scheme has not progressed as anticipated and on this basis the Council accepts the site is currently developable rather than deliverable. The Council therefore accepts that accounting for the 10% non-delivery allowance applied to this component of the housing land supply, a 27 dwelling deduction is appropriate to the deliverable housing land supply associated with this site.						The site was a proposed allocation in the withdrawn Shropshire Local Plan. The Council relies on the representations submitted by the promoter to the then draft Local Plan. In the context of the definition set out in the Framework, this site is not deliverable and 27 dwellings should be removed from the supply.

Site name	Land west of A488, Minsterley						
LPA ref(s)	MIN018						
Capacity	20						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	20	0	20 (18 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site. - As detailed within the Council's Five Year Housing Land Supply Statement, the site promoters Matter 18 Statement from September 2024 confirmed in response to question 10 that <i>"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."</i> <i>Considered likely to be delivered within the timescales identified.</i> (extract at Appendix 18 of CD3.8). - Since preparation of the Council's housing land supply statement, the scheme has progressed with Pre-Application (PREAPM/25/00135) discussions having taken place (the applicant and developer Boswall Developments has confirmed that these discussions can be disclosed). A Full Planning Application is now expected imminently. - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>"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)"</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.						The site was a proposed allocation in the withdrawn Shropshire Local Plan. The Council relies on the representations submitted by the promoter to the then draft Local Plan. In the context of the definition set out in the Framework, this site is not deliverable and 18 dwellings should be removed from the supply

Site name	BIT022						
LPA ref(s)	Land east of Villa Farm, Bicton						
Capacity	15						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	15	0	15 (14 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council					Appellant	
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site. - As detailed within the Council's Five Year Housing Land Supply Statement, the site promoters Matter 22 Statement confirmed in response to question 10 that <i>"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."</i> (extract forms Appendix 19 of CD3.8). - Since preparation of the Council's housing land supply statement, the scheme has progressed with an Outline Planning Application (25/02946/OUT) pending consideration for 18 dwellings on part of the site. The applicant is a site promoter (Halls Land & Development Promotions). - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - On 12th February 2025 Cabinet (CD2.26) agreed the evidence base supporting the now withdrawn Local Plan (2016-2038) is <i>"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)"</i>. This decision: -Ensures the consistent consideration of planning applications on proposed allocations. -Provides certainty to all relevant parties (including communities, applicants and decision makers). -Supports continued delivery of sustainable development that is plan-led.					The site was a proposed allocation in the withdrawn Shropshire Local Plan. The Council relies on the representations submitted by the promoter to the then draft Local Plan. In the context of the definition set out in the Framework, this site is not deliverable and 14 dwellings should be removed from the supply.	

Disputed allocated sites (adopted)

Site name	Land south of Ellesmere																
LPA ref(s)	ELL003a & ELL003b																
Capacity	250																
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS											
	2024/25	2025/26	2026/27	2027/28	2028/29												
Council 5YHLS Statement	0	0	56	56	56	168 (151 including the 10% deduction)											
Appellant	0	0	0	0	0	0											
Comments on deliverability	Council					Appellant											
	- Site with Outline Planning Permission (14/04047/OUT) as being confirmed within (24/03711/VAR) upon which a resolution to grant has been reached. - Now benefits from Full Planning Permission (23/02170/FUL) granted in July 2024 for enabling works including formation of the link road, footway and cycleway through the site and groundworks/flood alleviation works (this infrastructure addresses concerns associated with previous Reserved Matters Applications). - The material supporting the Variation Application confirms Reserved Matters Applications will be submitted in 2025 and 2026. - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - Shropshire Council considers there is clear evidence 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 Council’s trajectory for this site (before the 10% deduction) is as follows:											
						<table><tr><th>2024/25</th><th>2025/26</th><th>2026/27</th><th>2027/28</th><th>2028/29</th><th>Total 5YHLS</th></tr><tr><td>0</td><td>0</td><td>56</td><td>56</td><td>56</td><td>168</td></tr></table>	2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS	0	0	56	56	56
2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS												
0	0	56	56	56	168												
						- Therefore, the Council considers that dwellings on this site will start being delivered in just over 6 months’ time on 1st April 2026. - An outline planning application for up to 250 dwellings was approved almost 9 years ago on 20th December 2016 (LPA ref: 14/04047/OUT). A reserved matters application for 50 dwellings was validated on 11th February 2019 but was withdrawn on 8th January 2020 (LPA ref: 19/00187/REM). A reserved matters application for 99 dwellings was validated on 19th December 2019 but was refused on 25th May 2022 (LPA ref: 19/05445/REM). A further reserved matters application has not been made. - A S73 application to vary the approved conditions was validated in September 2024 (LPA ref: 24/03711/VAR). The cover letter for that application states that the outline permission is extant because the first reserved matters application was made within 3 years of the outline planning permission and subsequent reserved matters applications may be made before 10 years of the outline planning permission (i.e. by 20th December 2026). - Nevertheless, no clear evidence of firm progress with a reserved matters application has been provided and there is no written agreement with a developer to confirm their anticipated start and build out rates. - In the absence of clear evidence, the site is not deliverable and 151 dwellings should be removed from the Council’s 5YHLS.											

Site name	Land at Ludlow Road, Cleobury Mortimer											
LPA ref(s)	CM1											
Capacity	97											
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS						
	2024/25	2025/26	2026/27	2027/28	2028/29							
Council 5YHLS Statement	0	0	36	36	36	108 (97 including the 10% deduction)						
Appellant	0	0	0	0	0	0						
Comments on deliverability	Council						Appellant					
	- As recognised by the appellant, this is a site allocation from the recently ‘made’ Cleobury Mortimer Neighbourhood Plan (21st March 2024). - This site was proactively promoted during the Neighbourhood Plan making process. Furthermore, within paragraph 68 of the Examiners Report on this Neighbourhood Plan he explained that “<i>I sought clarification on this matter to be confident in the deliverability of the site and was informed that the site included in the Plan had been resubmitted by the landowner.</i>” - The position is consistent with that of the Council’s, that this site is deliverable. The Council therefore maintains its assumptions are robust, clearly evidenced and that the specified number of dwellings are deliverable within the five year period.						The Council’s trajectory for this site (before the 10% deduction) is as follows:					
							<table><tr><th>2024/25</th><th>2025/26</th><th>2026/27</th><th>2027/28</th><th>2028/29</th><th>Total 5YHLS</th></tr><tr><td>0</td><td>0</td><td>36</td><td>36</td><td>36</td><td>108</td></tr></table>	2024/25	2025/26	2026/27	2027/28	2028/29
2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS							
0	0	36	36	36	108							
- The site is allocated in the Cleobury Mortimer Neighbourhood Plan for approximately 120 dwellings. No planning applications have been submitted to date, nor is there any clear evidence to demonstrate that firm progress is being made towards the submission of an application. The comments provided by the Council in the position statement are as follows: “Site promoted through the Neighbourhood Plan process and subsequently allocated within the Cleobury Mortimer Neighbourhood Plan with an indicative capacity of around 120 dwellings. Known developer interest. It is considered that this site is available for development, represents a suitable location for development now, that a suitable development can be achieved on the site and there is a realistic prospect that housing will be delivered within five years. As such the site is considered deliverable within the five year period” - The Council’s statement of case states: “This site was proactively promoted during the Neighbourhood Plan making process. Furthermore, within paragraph 68 of the Examiners Report on this Neighbourhood Plan he explained that “I sought clarification on this matter to be confident in the deliverability of the site and was informed that the site included in the Plan had been resubmitted by the landowner. The position is consistent with that of the Council’s, that this site is deliverable. The Council therefore maintains its assumptions are robust and clearly evidenced” - This is not clear evidence of deliverability. The Examiner’s report is dated August 2023. Paragraphs 65 to 68 of the Examiner’s Report state: “65. The selection of the site identified in Policy CM1 is explained by a detailed statement of “Evidence on Residential Site Allocations” submitted with the Plan. It was informed by site assessments undertaken by Shropshire Council as part of the Local Plan process and two call for sites. The second call for sites followed the landowner’s withdrawal of the preferred site included in plan initially published for Regulation 14 consultation in 2021.												

		66. Four sites were considered against a range of criteria and the results of this assessment are provided in the evidence base. The chosen site scores significantly better than the alternatives. The Strategic Environment Assessment also considered these sites and three sites that have come through the Local Plan site assessment process as part of its consideration of reasonable alternatives. The chosen site performs better than the three other sites that came forward in the call for sites and is preferred amongst all the alternatives for the way it can integrate with the cemetery expansion. 67. There were objections from residents to the site allocation during the Regulation 14 consultation but none have been made in relation to the submitted Plan. It is acknowledged that the chosen site is less preferable to that originally proposed but it has the benefit of being deliverable. 68. There is an overlap between the site allocated in Policy CM1 and that withdrawn at an earlier stage by the landowner. I sought clarification on this matter to be confident in the deliverability of the site and was informed that the site included in the Plan had been resubmitted by the landowner.” • Therefore, the Examiner’s comments were made in the context of a previously proposed allocation in the Neighbourhood Plan being withdrawn by the landowner. • Nevertheless, a planning application on this site has not been made in the two years since the site was considered as part of the Neighbourhood Plan. There is no clear evidence to demonstrate that this site is deliverable in the current 5YHLS period and 97 dwellings should be removed from the supply.
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Site name	Land at White Acres, Albrighton						
LPA ref(s)	ALB002						
Capacity	90						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	15	25	25	25	90 (81 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- This constitutes the fourth phase of a development. Phases 1 and 2 have been completed and phase 3 is currently under construction. - Phase 4 benefits from Outline Planning Permission (23/02095/OUT) for up to 90 dwellings. A Reserved Matters Application (25/03227/REM) is now pending consideration for 88 dwellings. The applicant is the developer Persimmon Homes. - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - The Council considers 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.						An outline planning application for up to 90 dwellings was approved on 28 October 2024. No reserved matters applications have been submitted to date, yet the Council's trajectory assumes delivery in the current year (i.e. 2025/26). The Council has not provided any clear evidence, including evidence of firm progress with a reserved matters application. In the absence of clear evidence, the site is not deliverable and 81 dwellings should be removed from the supply.

Site name	Eastern Gateway Sustainable Urban Extension, Oswestry						
LPA ref(s)	OSW024						
Capacity	50						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	25	25	50 (45 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- The majority of this Sustainable Urban Extension benefits from Planning Permission and is currently under construction. - This component of the SUE is currently subject to an Outline Planning Application (24/00719/OUT) for 85 dwellings. A resolution to grant this application has been reached and s106 negotiations are ongoing. - The applicant is a developer (Cornovii Developments). - The site also benefits from and is facilitated by approved HIF funding of £9.3m granted to Shropshire Council (site promoters supported this application process) by Homes England and utilised to deliver improvement works to adjacent Mile End Roundabout, Oswestry. Indeed, the new pedestrian footbridge over the A5 adjoins this site. This constitutes clear relevant information about site infrastructure provision and successful participation in bids for large-scale infrastructure funding – as the HIF funding is specifically linked to delivery of housing in Oswestry including on this site. - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - Shropshire Council considers there is clear evidence 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 site does not have planning permission. An outline planning application for 85 dwellings was submitted on 4th April 2024, a resolution to grant permission was made on 17th June 2025 but the S106 agreement has not been signed and therefore the decision notice has not been issued. - Even once the site has outline planning permission, the site will remain as a category b) site in relation to the definition of deliverable and the Council has not provided clear evidence to demonstrate the deliverability of the site in the five year period and 45 dwellings should be removed from the 5YHLS.

Site name	Land off Avenue Road, Broseley						
LPA ref(s)	HO2						
Capacity	20						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	0	20	0	20 (18 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- This is a site allocation from the ‘made’ Broseley Neighbourhood Plan (15th December 2022). - This site was proactively promoted during the Neighbourhood Plan making process. - 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. - The Council therefore maintains its assumptions are robust, clearly evidenced and that the specified number of dwellings are deliverable within the five year period.						The site does not have planning permission. No planning applications have been submitted on the site to date. No clear evidence has been provided to demonstrate the deliverability of the site in the five year period and 18 dwellings should be removed from the supply.

Site name	Land west of Shrewsbury Street, Prees						
LPA ref(s)	PRE002-011-012						
Capacity	22						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	0	0	6	6	10	22 (20 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- Site being developer in phases. Phases 1 and 2 (1 and 2 dwellings respectively) have been completed. Phase 3 (5 dwellings) is currently ongoing. - The Council fully expects subsequent phases to follow-on. - However, the Council accepts there is currently insufficient information to demonstrate that the site is deliverable. The Council therefore accepts that accounting for the 10% non-delivery allowance applied to this component of the housing land supply, a 20 dwelling deduction is appropriate to the deliverable housing land supply associated with this site.						The site does not have planning permission. No planning applications have been submitted on the site to date. No clear evidence has been provided to demonstrate the deliverability of the site in the five year period and 20 dwellings should be removed from the supply.

Disputed sites with planning permission

Site name	Flax Mill, Spring Gardens																		
LPA ref(s)	20/05065/OUT																		
Capacity	120																		
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS													
	2024/25	2025/26	2026/27	2027/28	2028/29														
Council 5YHLS Statement	0	6	38	38	38	120(108 including the 10% deduction)													
Appellant	0	0	0	0	0	0													
Comments on deliverability	Council						Appellant												
	- Historic England are managing restoration of this site. - This site benefits from a Hybrid Planning Permission which allows for extensive works on this site. - 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 & Centric have been appointed by Historic England to undertake the development. -Historic England, supported by Lambert Smith Hampton, was finalising contractual details with Capital & Centric (July 2025) before commencing work. https://historicengland.org.uk/whats-new/in-your-area/midlands/new-developer-shrewsbury-flaxmill-maltings/ - This is confirmed by the developer Capita & Centric: https://www.capitalandcentric.com/journal/historic-england-announces-new-developer-forshrewsbury-flaxmill-maltings - It is understood the developer intended to commence works in 2026. - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - Shropshire Council considers there is clear evidence 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 Council’s trajectory for this site (before applying the 10% deduction) is as follows: <table><tr><th>2024/25</th><th>2025/26</th><th>2026/27</th><th>2027/28</th><th>2028/29</th><th>Total 5YHLS</th></tr><tr><td>0</td><td>6</td><td>38</td><td>38</td><td>38</td><td>120</td></tr></table> - As above, the Council’s trajectory assumes delivery of dwellings on this site in the current year (i.e. 2025/26). - Outline planning permission for 120 dwellings was approved on 10 May 2021. Condition 2 of the consent states that reserved matters applications must be made within 10 years, i.e., by 10 May 2031. No reserved matters applications have been submitted to date, nor is there any clear evidence to demonstrate that firm progress is being made towards the submission of a reserved matters application. Indeed, the Council’s evidence is that the site was to be marketed in 2024 and sold to a developer in early 2025. If this was the case, it has not led to the submission of a reserved matters application to date. - The Council has not provided clear evidence of deliverability and 108 dwellings should be removed from the 5YHLS.	2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS	0	6	38	38	38	120
	2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS													
0	6	38	38	38	120														

Site name	Land to the south of Chirbury						
LPA ref(s)	21/01136/FUL						
Capacity	40						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	-	-	-	-	-	40 (36 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- The Council worked closely and extensively with the site promoter through the pre-application process to ensure a viable development, which culminated in this Hybrid Planning Permission. - Construction of the first phase of development (which benefited from Full Planning Permission) is now nearing completion and the Council is confident that the second phase (which benefited 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 pre-application discussions (PREAPM/25/00111) in advance of a Reserved Matters Application (they have confirmed that these discussions can be disclosed). - This demonstrates the clear progression of the site and constitutes clear evidence supporting deliverability. The Council maintains its assumptions are robust, clearly evidenced and that the specified number of dwellings are deliverable within the five year period.						A hybrid planning application seeking full permission for 13 dwellings and outline permission for 27 dwellings was approved on 5th June 2023. No reserved matters applications have been submitted, nor has the Council provided any clear evidence to demonstrate that firm progress is being made towards the submission of a reserved matters application. Therefore, 23 dwellings should be removed from the supply (i.e. 36 dwellings minus 13 dwellings which have full planning permission = 23 dwellings).

Site name	Stoke Heath Camp, Warrant Road						
LPA ref(s)	19/02385/FUL						
Capacity	38						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	-	-	-	-	-	38 (34 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- Alternative Outline Planning Permission (24/00563/OUT) now granted for 67 dwellings on this site. - 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 is now listed on the developers website as an upcoming project: https://hsconstructionstoke.co.uk/upcoming/ - As such, it is apparent that there is a clear intention to deliver housing on this site within the five year period. Indeed, the 38 dwellings allowance in the five year housing land supply constitutes the minimum likely over this period. - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period.						- Full planning permission for 38 dwellings was granted on 5th April 2022. No applications to discharge any conditions, including pre-commencement conditions, have been made. Condition 1 of the consent states that development must commence by 5th April 2025. However, this did not happen. Therefore, the permission has expired, and 34 dwellings should be removed from the Council’s supply. - Whilst a new outline planning application has been made for 67 dwellings, it is pending determination and even if it is approved the site would be a category b) site and the Council would need to provide clear evidence for its inclusion in the 5YHLS.

Disputed SLAA sites

Site name	Land behind 18-34 Aston Road, Wern						
LPA ref(s)	WEM018						
Capacity	38						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	-	-	-	-	-	38 (34 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- This site was initially identified through the Council’s Strategic Land Availability Assessment. Notably, paragraph 7 of the NPPG (68 – CD2.22) recognises one mechanism “<i>plan-makers can use</i>” is the “<i>Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites</i>”. - It has subsequently progressed to the point that an Outline Planning Application (24/03568/OUT) for 38 dwellings pending consideration on the site. - This demonstrates the clear progression of the site and constitutes clear evidence supporting deliverability. - The Council therefore maintains its assumptions are robust, clearly evidenced and that the specified number of dwellings are deliverable within the five year period.						The site does not have planning permission. An outline planning application for 38 dwellings was submitted on 20th September 2024 and is still pending determination. Even if the outline application is approved, it will remain a category b) site and the Council will need to provide clear evidence of deliverability for its inclusion. No clear evidence has been provided to demonstrate the deliverability of the site in the five year period. Therefore, 34 dwellings should be removed from the supply.

Disputed affordable housing sites

Site name	West of Swain Close, Wem						
LPA ref(s)	SC, Wem						
Capacity	21						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	-	-	-	-	-	21 (19 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- This site is included within the housing land supply as a proposed allocation in the now withdrawn Local Plan. - An Outline Planning Application (24/02314/OUT) for 21 dwellings has been received and a ‘resolution to grant’ reached. - The applicant is a developer Maelor Homes Ltd and the associated Registered Provider is Housing Plus Group. - Housing Plus Group have confirmed they are currently working up full costings in preparation for a Reserved Matters Application, with an intention to commence on site in March/April 2026 and for completion in August/September 2027. - This project is linked to Homes England funding, the next round of which requires completion by March 2029. - The Council’s affordable housing enablement service work closely with the promoters of these affordable housing exception sites and inform assumptions on delivery timescales. - This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. - The Council maintains its assumptions are robust and clearly evidenced.						The site does not have planning permission. An outline planning application for 21 dwellings was submitted on 25 June 2024 and is pending determination. Even if the outline application is approved, the site will remain a category b) site and clear evidence will be required for its inclusion. No clear evidence has been provided to demonstrate the deliverability of the site in the five year period. Therefore, 19 dwellings should be removed from the supply.

Site name	New Street, Wem						
LPA ref(s)	NS, Wem						
Capacity	14						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28	2028/29		
Council 5YHLS Statement	-	-	-	-	-	14 (13 including the 10% deduction)	
Appellant	0	0	0	0	0	0	
Comments on deliverability	Council						Appellant
	- The Council has undertaken proactive engagement with the site promoter. In particular, the Council’s affordable housing enablement service work closely with the promoters of these affordable housing exception sites and inform assumptions on delivery timescales. - This is a brownfield site within the development boundary. - The associated Registered Provider is Wrekin Housing. - Affordable housing projects such as this are linked to Homes England funding, the next round of which requires completion by March 2029. - The Council maintains its assumptions are robust, clearly evidenced and that the specified number of dwellings are deliverable within the five year period.						The site does not have planning permission and no planning applications have been submitted on the site to date. No clear evidence has been provided to demonstrate the deliverability of the site in the five year period. Therefore, 13 dwellings should be removed from the supply.