Tables of disputed sites

Disputed sites which were proposed allocations in the withdrawn plan

Cita mana	1 1 +-		O.I. D.	d d 11	l D l . (Ch							
Site name		-		a and Hanw	/000 R0ad, :	Shrewsbury							
LPA ref(s)		SHR158 & S	PHKTPT										
Capacity	1,500	T., _	T., a	T.,	T., -	I =>### 0	1						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS							
	2024/25	2025/26	2026/27	2027/28	2028/29								
Council 5YHLS	0	0	95	95	95	285 (257 including 10% reduction)							
Statement													
Appellant	0	0	0	0	0	0							
Comments on	Council						Appell						
deliverability	 This site is included within the housing land supply as a proposed allocation in withdrawn Local Plan. Shropshire Council has engaged in positive dialogue with the site promoter in future development of this site. As referenced within the Council's Five Year H Supply Statement, two Statements of Common Ground (SoCG003 and SoCG01 completed between the Council and the site promoter – May 2022 and Septer 								-	apacity of 1,500 dw duction) is as follow 2026/27	_	2028/29	his site (before the Total 5YHLS
		-				ecified that "It is anticipated that construction of	0		0	95	95	95	285
	• # # # # # # # # # # # # # # # # # # #	the first pha ocal Plan a expected to 2029 to 203 appendix 1 uthority an inticipated ince preparations and indertaken. https://shrea indertaken. htt	se of dwellend determing peak at a continued at the bases from 2027 awance approach at the base are the bases from 2027 awance approach at the base are the bases are the base	ings will be nation of the combined reconstituted eveloper (so uild-out rative e Council's unity engagical prepared the west.co. at an Outlin 5/02824/SC opment includes on bringing Cabinet (C 2016-2038) ications, to ment. This was all relevant delivery of incepts this adate for the resulted to this resulted to this resulted to this resulted in the resulted to this resulted to this resulted to this resulted to this resulted in the resulted to this resulted to the resulted to this resulted to the resulted to the resulted to the resulted to the resulted to this resulted to the resul	gin in 2026, he requisite ate of 150 d the resident utes a writt.) which cone. housing largement (htt d in support uk/wp-conte Planning CO), often to uding up to ing forward (D2.26) agreed is "a material support the will include the submitted ration of plant parties (in sustainable project is like housing labouncil there component	/2027, following adoption of the new Shropshire planning application(s). Buildout rates are wellings a year throughout the period from tall elements by 2038/2039" (extract is en agreement between the local planning offirms the developers' delivery intentions and and supply statement, the scheme has ps://shrewsburysouthwest.co.uk/) having been to of the community engagement tent/uploads/2025/07/Shrewsbury-A3-Application is forthcoming. The precursor to a Planning Application, has also 1,400 dwellings on a significant component of the site for development. The seed the evidence base supporting the now prial consideration in decision making on a simplementation of the presumption in favour planning applications for new development on the diversion of the Local Plan (2016- 2038)". This anning applications on proposed allocations. Including communities, applicants and decision the development that is plan-led. The development that is plan-led. The development are development that is plan-led. The development of the housing land supply, an 86 dwelling to out the housing land supply, an 86 dwelling to out the supply associated with this site.	•	from 1st A annum) is planning The Coun withdraw the first p and deter The latest The Coun planning subseque provided align with In the cor	April 2026). A full is included in 2020 application has not cil's Statement of the chase of dwelling rmination of the complication, where the complication, where the complication is a written agreement those proposed intext of the definition of the complication.	s will begin in 2026, requisite planning a ng the withdrawal of ded clear evidence on this will be determined applications are nent with a develop by the Council. It is	is (which the Coursite does not have a site does not have a soc of with the angle of a soc of with the angle of the Local Plan in the angle of firm progress be mined or if it is for a to be made and a ser confirming the ser of known who the series of the	cil considers will be planning permissive ectory for this site expromoter (CEG) to the promoter (CEG) to the planning promoter (CEG) to the plannin	e 95 dwellings per sion. Indeed, a is unrealistic. o the now that construction of shropshire Local Plan been provided. Is the submission of a sermission when ouncil has not and build-out rates

Site name	BRD030											
LPA ref(s)	Tasley Ga	asley Garden Village, Bridgnorth										
Capacity	1,050	,050										
Trajectory	Year 1	1 Year 2 Year 3 Year 4 Year 5 5YHLS										
	2024/25	024/25 2025/26 2026/27 2027/28 2028/29										
Council 5YHLS	0	0	25	100	100	225 (203 including 10% reduction)						
Statement												
Appellant	0	0	0	0	0	0						
Comments on	Council						Appellant					

deliverability

- 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 \$106 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
- 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:

2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS
0	0	25	100	100	225

- 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.

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	0	0	50	100	100	250 (225 including 10% reduction)							
Statement													
Appellant	0	0	0	0	0	0							
Comments on	Council						Appellant						
deliverability	v	vithdrawn l	ocal Plan a		o the subjec	oposed allocation within the now ct of an Outline Planning Application	• The C	Council's trajectory 2025/26	for this site (befo	re the 10% deduc	tion) is as follows	Total 5YHLS	
	• A	s reference	ed within th	ne Council's	Five Year H	Housing Land Supply Statement, a	2024/25	2025/20	2020/27	2027/28	2028/29	TOTAL STATES	
	t	he Council	and the site	e promoter	Barwood L	August 2024, has been completed between and (an extract of SoCG012 forms Appendix es for progressing the development	0	0	50	100	100	250	
	• T s p P b a t c	lelivered or the site proupport the pause the Name of the Council legal agreem on 12th Februithdrawn Lelevant plans fesses adecision: -Ensures the Provides decision in Supports dowever, it Planning Apply the appliaround a yecherefore accomponent	the site promoter (Barrilive Outline orth West I now anticipatent) on the ruary 2025 cocal Plan (Inning appliale development to be all the consistent certainty to makers). continued is accepted plication, the ruary that is accepted to the that is cepts that of the house of the house motion of the consistent of the house of the h	rior to the Newood Lande Planning And Relief Road pate a decisis Outline Planting Accounting and I relevant to all relevant delivery of a that due there have being counting accounting and sure	NWRR being is currently application, in (NWRR). The sion (which planning Application) is "a mater support the will include the submitted artion of plant parties (in sustainable to the times the property of the times of the tim	e it is agreed 150 dwellings could be goperational (paragraph 5.4). y undertaking further highway modelling to informed by the Council's decision to his modelling is anticipated shortly. will be subject to completion of a s106 plication by December 2025. Beed the evidence base supporting the now in a consideration in decision making on a implementation of the presumption in favour planning applications for new development or and version of the Local Plan (2016- 2038)". This anning applications on proposed allocations. Including communities, applicants and a development that is plan-led. Cales for the determination of the Outline ges' against delivery timescales anticipated cepts that commencement is likely to be its housing land supply. The Council in non-delivery allowance applied to this dwelling deduction is appropriate to the ith this site.	year (applicand v 1st Ju inforr facilit know As wi whet The C outlir of the NWR "Altho need There delive the Lo There In the	aly 2025, Active Transmation in relation to ies. Before that, the n when the applica th the site above, re her this application council's trajectory ne planning permiss a Shrewsbury North R due to a lack of for	rever, the site does of no. dwellings was larch 2022 (LPA revel England (ATE) to trip rates, contribution will be determined to will be approved relies on a traject sion would be grand West Relief Roam and the Country of the Countr	es not have planning as submitted by Buref: 22/01432/0UT responded to state ibutions towards to be uploaded warmined. It Local Plan has been at the context of tory provided by the anted in 2024. The district of the context of the confirmation of the confi	ng permission. An arwood Developm of but it has not be te that they required site infrastruct as dated 12th October with drawn, it the existing Local he promoter, but the trajectory also red. However, work hed 26th June 2025 funaffordability, a full Council" ter that 150 dwelling what the intention be delivered. application has be the Council's trajectory also red.	nent Securities Ltd een determined. On red further ture and on site ober 2023. It is not is not known Plan policies. that assumed the elies on the opening has paused on the) states: inal decision would lings could be ions are now that een provided. ectory.	

Site name	Land north o	and north of Chester Road, Whitchurch											
LPA ref(s)	WHT037 & V	/HT037 & WHT044											
Capacity	200	00											
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS							
	2024/25	2025/26	2026/27	2027/28	2028/29								
Council 5YHLS	0	0	25	40	40	105 (95 including 10%							
Statement						reduction)							
Appellant	0	0	0	0	0	0							
Comments on	Council						Appellant						
deliverability		• The Council's trajectory for this site (hefore the 10% deduction) is as follows:											

- 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 preapplication 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 "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-

The Council's trajectory for this site (before the 10% deduction) is as follows:

2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS
0	0	25	40	40	105

- 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
- 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.

Site name	Land north of Kingswood Road and Beamish Lane, Albrighton												
LPA ref(s)	ALB017 8	k ALB021											
Capacity	180												
Trajectory	Year 1 Year 2 Year 4 Year 5 5YHLS												
	2024/25	2025/26	2026/27	2027/28	2028/29								
Council 5YHLS	0	0	36	36	36	108 (97 including 10% reduction)							
Statement													
Appellant	0	0	0	0	0	0							
Comments on	Council						Appellant						
deliverability		his site is ii vithdrawn I		thin the ho	using land s	supply as a proposed allocation in the now	• The C	ouncil's trajector	ry for this site (bef	ore the 10% ded	uction) is as follow	NS:	
					_	nd supply statement, the scheme has ion (24/02662/OUT) for up to 150 dwellings on	2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS	
		_	-	of this site	_	_	0	0	36	36	36	108	
	tl to p a h n T	hey had "co o national l repare and iffordable h https://www icholson/ this shows t	ompleted of housebuild a consing in pousing in pousing in pousing in pousinesta	n the sale of er Crest Nic detailed pla partnership tes.co.uk/w	of a 150-hor holson." The nning appli with a regination vain-estates ing forward	ates) which confirmed in September 2025 that me development site in Albrighton, Shropshire, he also confirmed that "Crest Nicholson will now ication, with 30 homes to be delivered as stered provider." s-sells-150-home-albrighton-site-to-crest- Is the site for development and the Council lings are deliverable within the five year period.	2026. The si on 30 A rese clear applic build In the	ite now has outli oth May 2025 (LP, erved matters ap evidence of firm cation. A written out rates has not	ne planning perm A ref: 24/02662/C plication has not be progress being me agreement with a t been provided. r evidence, the sit	ission for up to 1 OUT). Deen submitted a ade towards the developer for th	50 dwellings, which and the Council has submission of a relief is site confirming	as not provided eserved matters their start and	

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	0	0	25	25	25	75 (68 including 10% reduction)						
Statement												
Appellant	0	0	0	0	0	0						
Comments on	Council						Appellant					
deliverability	• T fr au u A • S p d • T • T h h T m p O w re	vithdrawn Leste professed wellings or he applicar he Planning ave been units shows for a lath Februithdrawn Leste proposecision: -Ensures terrovides makers).	moter (SLG nber 2024 to the short including nof CD3.8). The state of the site of the special through through the special through through the special through through through the special through the special through the special through the special through through the special through through the special through through the special through through through the special through throu	represented that "the sinterm" and noise and flue Council's Planning Applanting Applanti	ed by Emery te will be the that necess ood risk asso housing land pplication (2 or (Bellway H this application or of dwelling the of dwelling D2.26) agree is "a mater support the vill include point whe submitte ration of plant parties (in	upply as a proposed allocation in the now a) specified in their Matter 17 Statement be subject of a further full planning sary technical studies have been beessments (extract of this statement forms ad supply statement, the scheme has 5/03581/FUL) having been received for 115 stomes). Tion confirms that pre-application discussions as the site for development and the Council lings are deliverable within the five year and the evidence base supporting the now be implementation of the presumption in favour colanning applications for new development on ad version of the Local Plan (2016- 2038)". This canning applications on proposed allocations. The 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. The site does not have 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 Lo	ongford Tur	ning, Mark	et 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	0	0	25	25	25	75 (68 including 10% reduction)	
Statement							
Appellant	0	0	0	0	0	0	
Comments on	Council						Appellant
deliverability	• S full of the state of the st	vithdrawn L hropshire C uture devel Vithin parag romoter, G repare and ite is availa wellings wi ince prepar rogressed v onsideratio the applicat iscussions (pplication. this shows f naintains the eriod. On 12th Feb vithdrawn L elevant plan f sustainab ites propose ecision: -Ensures t -Provides makers).	cocal Plan. Council has opment of graph 1.1.2 illadman, st. submit a puble and delithin a 5 year ation of the with an Out on for up to ion form for (PREAPM/2) irm progresiat the special the special plan (2) inning appliale development to be all the consisted certainty to consisted the consisted certainty to consiste certainty to certain the certainty to consiste certainty to certain the certain the certainty to certain the certa	engaged in this site. 22 of their Nates "As a bolanning appliverable an ar period." e Council's tline Planning 100 dwelling this Outling 25/00103) was on bringing cified number the Cabinet (Cabinet (Cabinet Cabinet This was considered in the considered all relevants	Matter 17 st proad matter proad	alogue with the site promoter in relation to atement from September 2024 the er of principle, Gladman is in a position to a secure planning permission quickly. The otential to deliver a significant number of this statement forms Appendix 8 of CD3.8) and supply statement, the scheme has fon (25/01926/OUT) now pending 2039. Application confirms that pre-application aken prior to the submission of this states for development and the Council ings are deliverable within the five year seed the evidence base supporting the now reial consideration in decision making on a implementation of the presumption in favour planning applications for new development of the version of the Local Plan (2016- 2038)". This anning applications on proposed allocations. Including communities, applicants and decision of development that is plan-led.	

Site name	Land sout	and 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	0	0	0	36	36	72 (65 including 10% reduction)							
Statement													
Appellant	0	0	0	0	0	0							
Comments on	Council						Appellant						
deliverability	re • H th an	egarding th owever, as ne site is cu ccounting f	e deliverab scheme ha irrently dev for the 10% a 65 dwell	oility of this s not progre relopable ra non-delive ing deducti	site to suppessed as and ather than carry allowance	ncil considered it had sufficient evidence port its position. ticipated and on this basis the Council accepts deliverable. The Council therefore accepts that are applied to this component of the housing priate to the deliverable housing land supply	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 betv	veen Wind	mill View a	nd The Mor	nument on	A464, Shifnal	
LPA ref(s)	SHF022 &	SHF023 (p	art)				
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	0	0	0	36	36	72 (65 including 10% reduction)	
Statement							
Appellant	0	0	0	0	0	0	
Comments on	Council						Appellant
deliverability	• Si w (s (s • Ti di di) • Ti • Ti y e • O w p p st p p l	withdrawn I ince prepare vith a Full P subject to a he applicant he associate iscussions his shows fine remained his Council ear period. In 12th Februithdrawn I lanning appustainable roposed to ecision: -Ensures to Provides makers).	cocal Plan. ration of the lanning Ape S106 Legarnts is a deviced Application progreder of the samintains or cocal Plan (plications, developments be allocated the consistence certainty to	ne Council's oplication (2 al Agreemer eloper (Taylation Form of 25/00026). The second of the second	housing lar 5/01385/Flat) for 57 dw or Wimpey onfirms that ang forward ted to follo ecified numbers as "a material is "a material include plate bmitted ver ration of plate parties (in parties (in the partie	at this site has been subject to pre-application s the site for development.	 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	0	0	0	20	40	60 (54 including 10% reduction)							
Statement													
Appellant	0	0	0	0	0	0							
Comments on	Council						Appel						
deliverability	• Si fu w st	withdrawn L hropshire C uture devel within parag tatement for n paragraph an confirm ermission, y 9 months elivery of 4 onsider the wellings in he Council ear period. On 12th Feb withdrawn L lanning app ustainable of roposed to ecision: -Ensures t -Provides makers).	cocal Plan. Council has opment of graph 2.6 of orms Appear 2.21 of the submit we anticiped for sales. No 0-50 dwelling below trajuthe five year maintains to ruary 2025 cocal Plan (2) polications, the development of the consistence certainty to consistence the consistence of the	engaged in this site, in fitheir Matter of their Matter of the	positive dia cluding throe of 16 Statement outline apportance of approval first year of the continuation of plant parties (in the parties (in	alogue with the site promoter in relation to ough Pre- Application discussions, as detailed ment from September 2024 (extract of this int, the site promoter Lone Star Land, state "We olication is imminent. From the grant of Outline of Reserved Matters and conditions, followed delivery may be lower, we anticipate annual ning timely approval of the applications, we "Timescales detailed include completion of 60 ber of dwellings are deliverable within the five eed the evidence base supporting the now rial consideration in decision making on relevant centation of the presumption in favour of anning applications for new development on sites assion of the Local Plan (2016- 2038)". This canning applications on proposed allocations. Including communities, applicants and decision to 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 bety	Land between the A53 and Poynton Road, Shawbury SHA019													
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	0	0	0	25	25	50 (45 including 10% reduction)									
Statement															
Appellant	0	0	0	0	0	0									
Comments on	Council						Appellant								
deliverability	• T dd • T nn • CC w	vithdrawn Lince prepar progressed wellings or the applicant the associat discussions (this shows finaintains the On 12th Februithdrawn Lielevant plant of sustainabites proposites ecision: -Ensures tiangles and ers).	ocal Plan. ration of the with a Full F the site. Its include a ed Applicat (PREAPM/2) irm progres ruary 2025 ocal Plan (2 nning applia le developmed to be allo he consiste certainty to	e Council's Planning Apple a developer ion Form of 5/00066). Is on bringing iffied numb Cabinet (C2016-2038) cations, to ment. This wocated in the int consider all relevants.	housing lan plication (2 r (Shingler Honfirms that and forward er of dwellid D2.26) agrees a mater support the will include place submitted at parties (in parties	d supply statement, the scheme has 15/03499/FUL) pending consideration for 130 Homes). It this site has been subject to pre-application as the site for development and the Council ings are deliverable within the five year period. The evidence base supporting the now rial consideration in decision making on a implementation of the presumption in favour planning applications for new development on a diversion of the Local Plan (2016- 2038)". This anning applications on proposed allocations. Including communities, applicants and decision as 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 adjo	ining But L	ane on A45	8, 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	0	0	0	15	20	35 (32 including 10% reduction)						
Statement												
Appellant	0	0	0	0	0	0						
Comments on	Council						Appellant					
deliverability	• T	his site is i	ncluded wit	thin the ho	using land s	upply as a proposed allocation in the now	The site was a proposed allocation in the withdrawn Shropshire Local Plan. The Council re					
	v	vithdrawn I	Local Plan.				on the representations submitted by the promoter to the then draft Local Plan. In the context					
	• A	s detailed	within the	Council's Fi	ve Year Hoι	ising Land Supply Statement, the site	of the definition set out in the Framework, this site is not deliverable and 32 dwellings should					
	р	romoter h	as confirme	ed the site i	s deliverabl	e early in the proposed plan period. This	be removed from the supply.					
	С	orrespond	ence forms	an append	ix to the Co	uncil's Viability & Deliverability Topic Paper						
	•		2 of CD3.8	•								
					•	d supply statement, the scheme has						
		_		•		Shropshire Homes) having commenced						
					-	g a scheme for 102 affordable dwellings. This						
					•	is referenced on the Ford Parish Council						
			•	•	_	ık/2025/09/proposed-development-in-ford/						
				_	-	s the site for development and the Council						
						ings are deliverable within the five year period.						
			•	•		eed the evidence base supporting the now						
			-			rial consideration in decision making on						
						implementation of the presumption in favour						
		-				planning applications for new development on						
			ea to be an	iocatea in t	ne submitte	d version of the Local Plan (2016- 2038)". This						
		lecision:	ho consist	ant concida	ration of al	anning applications on proposed allocations.						
						ncluding communities, applicants and decision						
		makers).	certainty to	o ali releval	it pai ties (II	iciduling communities, applicants and decision						
		•	continued	delivery of	cuctainable	development that is plan-led.						
		-Supports	continued	uelivery of	sustamable	development that is plan-led.						

Site name	Land at Li	verpool Ro	ad, Whitch	urch			
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	0	0	20	25	25	70 (63 including the 10% deduction)	
Statement							
Appellant	0	0	0	0	0	0	
Comments on	Council						Appellant
deliverability	• Si p d' • Ti di • Ti m • O w	rithdrawn Lance preparatogressed wellings on the applicar he associatiscussions (his shows finaintains the nather propose ecision: -Ensures the propose ecision: -Ensures the propose ecision: -Provides makers).	ocal Plan. ration of the with a Full I on the site. In the site. In the site. In the special Plan (in the special	loper (Persition Form of 2/00325). ss on bringicified number (Cabinet (Cabinet (Cabinet, This work of the cated in the cated all relevants.	housing lare polication (2) mmon Hononfirms that any forward per of dwelling D2.26) agrees is "a mater support the will include per submitted per submitted at parties (in the parties (in the submitted parties (in the submitted parties (in the submitted submitted parties (in the submitted parties (in the submitted s	and supply statement, the scheme has 25/02677/FUL) pending consideration for 67 mes). This site has been subject to pre-application as the site for development and the Council ings are deliverable within the five year period. The ed the evidence base supporting the now rial consideration in decision making on a implementation of the presumption in favour planning applications for new development on and version of the Local Plan (2016- 2038)". This anning applications on proposed allocations. Including communities, applicants and decision as 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	Land south of Sundorne Road, Shrewsbury													
LPA ref(s) SHRC	54a													
Capacity 60														
Trajectory Year	Year 2	Year 3	Year 4	Year 5	5YHLS									
2024	25 2025/26	2026/27	2027/28	2028/29										
Council 5YHLS 0	0	0	22	38	60 (54 including the 10% deduction)									
Statement														
Appellant 0	0	0	0	0	0									
Comments on Cour	il					Appellant								
deliverability	future dev As detailed promoter (confirmed application to take bet The Counc The Counc year period On 12th Fe withdrawn relevant pl of sustaina sites propo decision: -Ensures -Provide makers).	elopment of within the of developer S in response for this site ween 2-3 yell is aware of I maintains. I. bruary 2025 Local Plan (anning appliable developer sed to be all the consiste scertainty to	this site. Council's Finch hropshire Hoto question as soon as ears once conference of progress to that the specifications, to iment. This value all relevants of all relevants of the site of all relevants.	ve Year Houlomes) Mate 10 that "Something the plan is instruction in the powerds subsectified numbers and the submitted for attion of plant parties (in the parties (in the submitted for attion of plant part	Lalogue with the site promoter in relation to using Land Supply Statement, the site ster 22 Statement of September 2024 HL intend to prepare and submit a planning adopted. They expect completion of the site shas begun." (Appendix 14 of CD3.8). Immission of a planning application on the site. In the side of dwellings are deliverable within the five seed the evidence base supporting the now arial consideration in decision making on the implementation of the presumption in favour applanning applications for new development on the diversion of the Local Plan (2016- 2038)". This canning applications on proposed allocations. Including communities, applicants and decision the 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	t of Trehow	ell Lane, W	/eston Rhyr										
LPA ref(s)	WRP001V	/AR												
Capacity	60	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	re • H aa ad th	egarding the owever, a ccepts the ccepts that he housing	e deliveral scheme ha site is curro accounting land suppl	oility of this is not progr ently develo g for the 10	site to suppessed as an opable rathomorphic rathomorphic ling deductions.	ncil considered it had sufficient evidence port its position. ticipated and on this basis the Council er than deliverable. The Council therefore very allowance applied to this component of tion is appropriate to the deliverable housing	 ◆ 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 N	Лeadows, L	lanymynec	h		
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	0	0	0	25	25	50 (45 including the 10% deduction)	
Statement							
Appellant	0	0	0	0	0	0	
Comments on	Council	•	•	•	•		Appellant
deliverability	• S pp 44 • T dd • T nn • C vv rn oo s	vithdrawn I ince prepared to gressed wellings he associate liscussions this shows the interest of 12th Februithdrawn I elevant plates propostecision: -Ensures the Provides makers).	cocal Plan. ration of the with an Our con the site ced Application progremat the spectatory 2025 cocal Plan (nning appliale development to be all the consiste certainty to	e Council's tline Plannie. tion Form (25/00010). ss on bring cified numble Cabinet (C2016-2038 ications, to ment. This value at consider all relevant considers	housing laring Applications that confirms that ing forward our of dwell (D2.26) agree) is "a mate support the will include the submitted ration of plant parties (in the parties (in the submitted confirmation of plant parti	nd supply statement, the scheme has ion (25/02497/OUT) pending consideration for at this site has been subject to pre-application. It is the site for development and the Council ings are deliverable within the five year period. It is edited the evidence base supporting the now in it is consideration in decision making on the implementation of the presumption in favour planning applications for new development on the development on the interest of the Local Plan (2016- 2038)". This canning applications on proposed allocations. Including communities, applicants and decision the 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 S	Station Roa	d, Weston	Rhyn									
LPA ref(s)	WRP017												
Capacity	40	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	re • H a a tl	egarding the lowever, a ccepts the ccepts that he housing	ne deliveral scheme ha site is curro t accountin land suppl	oility of this s not progre ently develo g for the 10	site to sup essed as an opable rath % non-deli Iling deduc	ncil considered it had sufficient evidence port its position. ticipated and on this basis the Council er than deliverable. The Council therefore very allowance applied to this component of tion is appropriate to the deliverable	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 wes	t of Shrews	bury 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	0	0	0	15	20	35 (32 including the 10% deduction)	
Statement							
Appellant	0	0	0	0	0	0	
Comments on	Council						Appellant
deliverability	• S fu S S S S S S S S S S S S S S S S S	withdrawn L hropshire (uture devel upply State tatement o and has a de Appendix 1 ince prepai progressed o or 37 dwell the associat pplication o this shows f naintains the riod. On 12th Feb withdrawn L elevant plan if sustainab ites propos lecision: -Ensures t -Provides makers).	cocal Plan. Council has coment of ement, the s confirmed in eveloper on 7 of CD3.8) ration of the with an Out ings on the ed Applicat discussions firm progres nat the spec cruary 2025 cocal Plan (2 nning applicat de developmed to be alle he consiste certainty to	engaged in this site. As site promorn response board. It considers the Council's cline Plannisite. It considers to ment. This woocated in the considers all relevants.	positive dissipation di parties detailed water develop to question an be delive housing lar ng Application firms that 25/00068). Ing forward per of dwelli position de submitte vill include phe submitte ration of plant parties (in	alogue with the site promoter in relation to within the Council's Five Year Housing Land er (Shropshire Homes) Matter 22 in 10 that "The site is immediately available ered early within the plan period." Indicate supply statement, the scheme has sion (25/03098/OUT) pending consideration at this site has been subject to prese the site for development and the Council ings are deliverable within the five year end the evidence base supporting the now real consideration in decision making on a implementation of the presumption in favour planning applications for new development on and version of the Local Plan (2016- 2038)". This anning applications on proposed allocations. Including communities, applicants and decision the 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 T	Frentham R	oad, 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	0	0	0	15	15	30 (27 including the 10% deduction)	
Statement							
Appellant	0	0	0	0	0	0	
Comments on	Council						Appellant
deliverability	re • H a a t	egarding th lowever, a ccepts the ccepts that he housing	e deliverate scheme ha site is curre accounting land suppl	oility of this s not progr ently develo g for the 10 y, a 27 dwe	site to suppessed as an opable rathom non-deliv	ncil considered it had sufficient evidence port its position. ticipated and on this basis the Council er than deliverable. The Council therefore very allowance applied to this component of tion is appropriate to the deliverable	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	and 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	0	0	0	20	0	20 (18 including the 10% deduction)									
Statement						,									
Appellant	0	0	0	0	0	0									
Comments on	Council				•		Appellant								
deliverability	• Ti www single state of the control	withdrawn Lancopshire Cuture development of the community	cocal Plan. Council has opment of within the Consister 18 State of the settlen discussions that delivered with Pre-Apd developed). A Full Plairm progressat the special the special plan (2 nning appliale development to be allowed to be allowed to consiste certainty to certain certainty certai	engaged in this site. Council's Fitatement for the site is immediate is immediate is remain concept of the site ithin the tire. Council's oplication (lear Boswall Enning Appless on bring cified number Cabinet (C2016-2038) cations, to ment. This was considered all relevant to all relevant considered all relevant consi	ve Year Hourom Septemediately available and an infidential under would be an escales idea housing lar PREAPM/25 Development lication is not ing forward per of dwelling forward in the submittee will include phe submittee ant parties (in the parties (in the parties (in the submittee and parties (in the subm	alogue with the site promoter in relation to asing Land Supply Statement, the site of the 2024 confirmed in response to allable and in a sustainable location in a sher of developers interested in purchasing antil the allocation has been secured. It is searly within the plan period." Considered entified." (extract at Appendix 18 of CD3.8). In a supply statement, the scheme has also solved imminently. It is searly	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	BIT022 Land east of Villa Farm, Bicton													
LPA ref(s)	Land east	of Villa Far	m, 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	0	0	0	15	0	15 (14 including the 10%									
Statement						deduction)									
Appellant	0	0	0	0	0	0									
Comments on	Council	I	I	l	1		Appellant								
deliverability	• T n n	ow withdra hropshire (elation to form is detailed with the promote The site is in the market of urchasing to een secured lan period. ince prepara as progress onsideration romoter (Hais shows form ouncil main the five year on 12th February (Hais shows form the now with ecision main form the presure lanning applies submitted -Ensures to allocation -Provides and decisi	awn Local P Council has uture devel within the C ers Matter? mmediately fown of Shr the site, but d. It is antic " (extract for ration of the sed with an on for 18 dw lalls Land & irm progrese ntains that a period. irruary 2025 hdrawn Local king on rele- mption in for polications for eld version of the consister s. certainty to on makers)	elan. engaged ir lopment of Council's Fi 22 Stateme y available rewsbury. T t discussion cipated tha orms Appe e Council's Outline Pl vellings on Developm ss on bring the specific Cal Plan (20 cevant plant avour of su or new dev of the Local ent conside coall relevan all relevan b.	in positive dia this site. In this site, we Year Housent confirmed and in a sustiner are a restriction of the site	nd supply statement, the scheme lication (25/02946/OUT) pending site. The applicant is a 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.								

Disputed allocated sites (adopted)

Site name	Land sout	Land south of Ellesmere ELL003a & ELL003b													
LPA ref(s)	ELL003a 8	& 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	0	0	56	56	56	168 (151 including the 10% deduction)									
Statement															
Appellant	0	0	0	0	0	0									
Comments on	Council						Appellant								
deliverability	• S	ite with Ou	tline Planni	ing Permiss	ion (14/040	047/OUT) as being confirmed within	• The C	Council's trajectory	for this site (befor	e the 10% deduc	tion) is as follows	5:			
	1				_	grant has been reached. 23/02170/FUL) granted in July 2024 for	2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS			
	е	nabling wo	rks includin	ng formatio	n of the linl	k road, footway and cycleway through the this infrastructure addresses concerns	0	0	56	56	56	168			
	• T n s s	vill be subm his shows f naintains th hropshire (uitable loca	nitted in 202 firm progres nat the spec Council cons	25 and 2020 as on bringi dified numb siders there velopment	6. ng forward er of dwell e is clear ev now, and is	Is the site for development and the Council ings are deliverable within the five year period. Indence the site is available now, offers a sachievable with a realistic prospect that	over 6 An out 20th dwell ref: 1 Decei reserve A \$73 24/03 extan plann years Nevel provide start 6 In the	efore, the Council co 6 months' time on a utline planning appl December 2016 (LF lings was validated 9/00187/REM). A ramber 2019 but was ved matters applicated application to vary 3711/VAR). The covert because the first hing permission and of the outline plan rtheless, no clear edded and there is no and build out rates a absence of clear edved from the Council	1st April 2026. lication for up to 2 PA ref: 14/04047/0 on 11th February reserved matters as refused on 25th ation has not been by the approved conver letter for that a reserved matters of subsequent reserved matters	250 dwellings was OUT). A reserved 2019 but was wit application for 99 May 2022 (LPA renamede. Inditions was validapplication states application was not well matters application. By 20th December ogress with a reserved matter and with a develop	s approved almost matters applicated the applicated in September 19/05445/REM that the outline made within 3 years lications may be mber 2026). Herved matters apper to confirm the served matters appear to confirm the served matter the serv	st 9 years ago on ion for 50 anuary 2020 (LPA lidated on 19th M). A further oer 2024 (LPA ref: permission is ars of the outline made before 10 oplication has been eir anticipated			

Site name	Land at L	udlow Road	l, Cleobury	Mortimer								
LPA ref(s)	CM1											
Capacity	97											
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS						
<u>. </u>	2024/25	2025/26	2026/27	2027/28	2028/29							
Council 5YHLS	0	0	36	36	36	108 (97 including the 10% deduction)						
Statement												
Appellant	0	0	0	0	0	0						
Comments on	Council	•	•	•	•		Appellant					
deliverability	• A	s recognise	ed by the a	ppellant, th	is is a site a	llocation from the recently 'made' Cleobury	The Co	ouncil's trajector	ry for this site (befo	re the 10% dedu	ction) is as follow	VS:
	N	/lortimer N	eighbourh	ood Plan (2:	1 st March 20	024).	2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS
	I		•		_	Neighbourhood Plan making process.	2024/23	2023/20	2020/27	2021/20	2020/23	Total STITES
	I		•			miners Report on this Neighbourhood Plan he	0	0	36	36	36	108
	I	-				natter to be confident in the deliverability of						
			-	ned that the	e site includ	ed in the Plan had been resubmitted by the	a Theorie		the Classer Mark	tina an Niai alala a∵ul	and Dlan for any	
		andowner."		والعالين بهمام		mail/a that this site is delivered by The Council			the Cleobury Mort g applications have	_		•
		•				uncil's, that this site is deliverable. The Council st, clearly evidenced and that the specified		• .	rate that firm progr		•	•
	I			-		ne five year period.			nents provided by t	_		
	•	diliber of c	iweiiiigs ai	ic activeras	ic within th	ic five year period.	3,12,12		,		, · · · · · · · · · · · · · · · ·	
							"Site p	romoted throug	gh the Neighbourh	ood Plan process	and subsequentl	ly allocated within
							the Cle	eobury Mortime	er Neighbourhood F	Plan with an indic	ative capacity of	around 120
							dwellir	ngs.				
							Knowr	n developer inte	rest.			
									nis site is available f	•		
									at a suitable develo housing will be del	•		
									e within the five year		e years. As sucri t	He site is
							COTISIU	ered deliverable	e within the live yea	ат ретюй		
							• The Co	nuncil's stateme	nt of case states:			
							THE CO	Janen 5 Staterne	in or case states.			
							"This s	site was proactiv	ely promoted duri	ng the Neighbou	hood Plan makir	ng process.
									paragraph 68 of the	•		• .
									ht clarification on t			
									that the site include			
							landov	wner.				
									ent with that of the			able. The Council
							theref	ore maintains it	s assumptions are r	robust and clearly	/ evidenced"	
										. Th - F		2022
									nce of deliverability		report is dated A	August 2023.
							Paragr	0 אל טו כס נוושא	f the Examiner's Re	eport state:		
							"65 TI	he selection of t	he site identified ir	n Policy CM1 is ex	nlained by a deta	ailed statement of
									tial Site Allocations	•		
									en by Shropshire C			
							I		call for sites followe			
	I						101 310	es. The second c	all for sites follower	d the famuowiter	5 Williulawal Oli	the preferred site

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.

Site name	Land at W	hite Acres,	Albrightor	ı			
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	0	15	25	25	25	90 (81 including the 10% deduction)	
Statement							
Appellant	0	0	0	0	0	0	
Comments on	Council						Appellant
deliverability	aı Pl A d TI m TI fc	nd phase 3 hase 4 ben Reserved I wellings. Th his shows f haintains th he Council or developr realistic p	is currentlefits from (Matters Aphe applicaritm progremat the spectonsiders) ment now, rospect the	y under con Outline Plan oplication (2 nt is the deverse on bring cified number this site is a that a suita at housing	nstruction. nning Permi 5/03227/Ri veloper Pers ing forward per of dwell available for ble develop	ission (23/02095/OUT) for up to 90 dwellings. EM) is now pending consideration for 88 simmon Homes. Is the site for development and the Council ings are deliverable within the five year period. In the development, represents a suitable location of the site and there is livered within five years. As such the site is 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 G	ateway Sus	tainable U	rban Extens	ion, Oswest	try	
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	Council						Appellant
deliverability	• T (2 a a	urrently un his compor 24/00719/0 nd s106 ne he applicar he site also hropshire Condutilised ndeed, the elevant infor large-sca ousing in Cohis shows finaintains the hropshire Coutable locations in the locations of the large-sca ousing in Cohis shows finaintains the hropshire Coutable locations in the locations	der construent of the DUT) for 85 gotiations at is a deve benefits founcil (site to deliver in mew pedes ormation alle infrastrues westry in firm progremat the spectouncil constition for desired at the spectouncil constitution for desired at the sp	uction. SUE is curr defined with the control of the current of the	ently subject A resolution g. ovii Develo facilitated be supported in the subject of the subject	ct to an Outline Planning Application in to grant this application has been reached in pments). By approved HIF funding of £9.3m granted to define this application process) by Homes England adjacent Mile End Roundabout, Oswestry. The A5 adjoins this site. This constitutes clear is provision and successful participation in bids in HIF funding is specifically linked to delivery of the site for development and the Council lings are deliverable within the five year period. The site is available now, offers a sachievable with a realistic prospect that	 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 A	Avenue Roa	d, Broseley	1			
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	Council						Appellant
deliverability	2	022). his site was is consider or developr a realistic onsidered of	s proactive red that th nent now, prospect tl deliverable therefore i	ly promoted is site is ava that a suita hat housing within the maintains it	d during the ilable for do ble develop will be deli five year pe s assumptio	ley Neighbourhood Plan (15 th December Revelopment, represents a suitable location oment can be achieved on the site and there wered within five years. As such the site is eriod. The suitable location of the site and there were within five years. As such the site is eriod. The suitable location of the site and there 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	t of Shrews	bury Street	t, Prees			
LPA ref(s)	PRE002-0	11-012					
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	Council	•	•	•	•		Appellant
deliverability	• Ti • H th d	ompleted. he Council lowever, th ne site is de elivery allo	Phase 3 (5 fully expect le Council a eliverable. wance app	dwellings) its subsequence the Councillied to this	s currently ent phases re is curren therefore componen	2 (1 and 2 dwellings respectively) have been ongoing. to follow-on. tly insufficient information to demonstrate that accepts that accounting for the 10% non-t of the housing land supply, a 20 dwelling ousing land supply associated with this site.	 The site does not have planning permission. No planning applications have been submitted of 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 Gard	dens										
LPA ref(s)	20/05065	5/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	0	6	38	38	38	120(108 including the 10% deduction)							
Statement													
Appellant	0	0	0	0	0	0							
Comments on	Council						Appellant						
deliverability	• +	listoric Eng	land are ma	anaging res	toration of	this site.	• The Co	ouncil's trajector	y for this site (bef	ore applying the	10% deduction)	is as follows:	
			nefits from a	a Hybrid Pla	anning Pern	nission which allows for extensive works on this							
		ite.					2024/25	2025/26	2026/27	2027/28	2028/29	Total 5YHLS	
				-		phases have now been undertaken.				<u>'</u>			
		-	_	-	-	oulsory Purchase Order to assemble the land	0	6	38	38	38	120	
		-			-	nt (including the residential component) –							
				ant inform	ation about	t management of site ownership constraints, has	 As above, the Council's trajectory assumes delivery of dwellings on this site in the current 						
		een undert				Para that		i.e. 2025/26).	s trajectory assum	ies delivery of dw	Cilligs Off tills sil	te iii tile current	
	• -				ngland conf		, ,		ission for 120 dw	ellings was appro	ved on 10 May 2	021 Condition 2	
					-	e development. entric have been appointed by Historic England to				•	•	ithin 10 years, i.e.,	
			ke the deve	•	Capita & Ce	entric have been appointed by Historic England to	' I					o date, nor is there	
				•	v Lamhert 9	Smith Hampton, was finalising contractual details	1 .			•		rds the submission	
			_		-	commencing work.	1			d, the Council's e	_		
					-	//in-your-area/midlands/new-developer-	marke	eted in 2024 and	sold to a develop	er in early 2025. I	f this was the ca	se, it has not led to	
			ury-flaxmill	-			the su	ıbmission of a res	served matters ap	plication to date.			
	• T				r Capita & C	Centric:		•		ence of deliverab	lity and 108 dwe	ellings should be	
					•	nal/historic-england-announces-new-developer-	remov	ed from the 5YH	ILS.				
		forshrew	vsbury-flaxr	mill-malting	<u>ts</u>								
	• It	t is underst	ood the dev	veloper inte	ended to co	mmence works in 2026.							
	• T	his shows f	irm progres	ss on bringi	ng forwards	s the site for development and the Council							
	n	naintains th	nat the spec	cified numb	er of dwelli	ings are deliverable within the five year period.							
	• S	hropshire (Council cons	siders there	e is clear evi	idence the site is available now, offers a							
				-		achievable with a realistic prospect that							
	h	ousing will	be delivere	ed within fiv	ve years.								

Site name	Land to th	ne 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	Council						Appellant
deliverability	a P C P (v d T p A T si e	pplication lanning Per onstruction ermission) which bene eveloper S. o support t re-applicat pplication his demons	orocess to e mission. n of the firs is now nea fited from IR Construct he Reserve ion discuss (they have strates the deliverabilit	ensure a via t phase of ring comple Outline Pla ction. ed Matters ions (PREAI confirmed clear progr	development of the control of the co	with the site promoter through the prepment, which culminated in this Hybrid int (which benefited from Full Planning the Council is confident that the second phase dission) will follow-on as anticipated by the developer SJR Construction has undertaken 11) in advance of a Reserved Matters discussions can be disclosed). The site and constitutes clear evidence ins its assumptions are robust, clearly dwellings are deliverable within the five year	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 Hea	ith Camp, V	Varrant Roa	ad			
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	-	-	-	-	-	38 (34 including the 10% deduction)	
Statement							
Appellant	0	0	0	0	0	0	
Comments on	Council						Appellant
deliverability	th TI D th (Ii a _I m de A th st TI m	nis site. the applicar esign & Acc ne applicati andscaping pplicant into arket and evelopers v s such, it is ne five year upply const this shows f	at is a deve cess Staten ion, the app a) and the con affordable website as apparent to period. Inditutes the irm progre	loper (H&S nent preparation of the preparation of t	Construction red to suppose to su	on (Stoke) Limited) which specify in the fort this application that "Upon approval of obtain approval for reserved matters ommencement conditions, following which the fon site as soon as is practical to deliver open oner". The development is now listed on the https://hsconstructionstoke.co.uk/upcoming/sention to deliver housing on this site within allowance in the five year housing land his period. Is the site for development and the Council ings are deliverable within the five year	 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 behi	ind 18-34 A	ston Road,	Wem			
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	Council						Appellant
deliverability	N cc dd • It (2 • T si	lotably, par an use" is t eliverabilit has subsect 24/03568/0 his demons upporting of he Council	ragraph 7 on the "Housing of sites". quently product of the Court of	of the NPPG of and Econ of dwellings clear progr ty. maintains it	the point the pending corression of the sassumption	ouncil's Strategic Land Availability Assessment. 22) recognises one mechanism "plan-makers Availability Assessment in demonstrating the hat an Outline Planning Application hisideration on the site. he site and constitutes clear evidence ons are robust, clearly evidenced and that the 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 S	wain 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	Council	•	•		•		Appellant
deliverability	• A 'r • T H • H p N • T c • T tl	vithdrawn Lan Outline Fresolution the applicar lousing Plusing	cocal Plan. Planning Ap to grant' rea at is a devel s Group. s Group hav for a Reser 2026 and f is linked to by March 2 s affordable lable housin firm progres at the spec	plication (2 ached. oper Maelo ve confirme ved Matter for complet Homes Eng 029. e housing eng exceptions so on bringi	ed they are as Application in Augustiand fundinablement in sites and ng forward er of dwell	DUT) for 21 dwellings has been received and a td and the associated Registered Provider is currently working up full costings in on, with an intention to commence on site in ust/September 2027. In the next round of which requires a service work closely with the promoters of inform assumptions on delivery timescales. In the site for development and the Council ings are deliverable within the five year period. In the site 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 Stree	et, 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	C ari	ouncil's aff ffordable h his is a bro he associat ffordable h f which rec he Council	ordable ho ousing exc wnfield site red Registe rousing pro quires comp maintains	using enable ption sites within the red Provide jects such a pletion by Nits assumpt	ement servand inform development is Wreking sthis are light March 2029 ions are role	nked to Homes England funding, the next round	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.