

Statement of Common Ground re: 5 Year Housing Land Supply

Appellant: Boningale Developments Ltd

Outline planning application for a mixed use development including up to 800 dwellings and a care home of up to 80 units – Patshull Road, Albrighton, Shropshire
LPA refs: 24/02108/OUT & 20/03479/REF, PINS ref: 6007402

Appeal ref: 6007402
Site Address: Patshull Road, Albrighton, Shropshire
Appellant: Boningale Developments Ltd
Date: 10th July 2026
Authors: Ben Pycroft on behalf of the Appellant and Shropshire Council

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1. Introduction

- 1.1 This Statement of Common Ground (SoCG) relates to the 5 Year Housing Land Supply (5YHLS) position in Shropshire. Section 2 sets out the matters which are agreed in relation to 5YHLS. Section 3 sets out the matters which are not agreed in relation to 5YHLS. The respective 5YHLS calculations of the Council and the Appellant are set out in Section 4.
- 1.2 This SoCG is agreed by both parties:

Signed: *Ben Pycroft*

Date: 10/07/26

Ben Pycroft – Senior Director, Emery Planning (On behalf of the Appellant)

Signed: *Daniel Corden*

Date: 10/07/26

Dan Corden – Principal Planning Officer (On behalf of Shropshire Council)



2. Matters agreed in relation to 5YHLS

The requirement to assess the extent of the deliverable supply in accordance with National Policy

- 2.1 The parties agree that National Planning Policy and associated guidance sets out what a 5YHLS is, how it should be calculated and the implications when a local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 2.2 The parties agree that the most recent version of the National Planning Policy Framework was published on 12th December 2024 (with minor updates on 7th February 2025).

The base date and the five-year period

- 2.3 The Council's most recent assessment of the 5YHLS is set out in the *"Shropshire Council – Five Year Housing Land Supply Statement 2026"*. The base date of the 5YHLS assessment within that document is 1st April 2025. It is, therefore, agreed that the relevant base date for calculating the 5YHLS for the purposes of this appeal is 1st April 2025, and the five-year period runs to 31st March 2030.
- 2.4 The parties disagree as to whether some sites were "deliverable" at the base date. This is set out in section 3 of this SoCG below.

The requirement the 5YHLS should be measured against

- 2.5 Both parties agree that in accordance with paragraph 78 and footnote 39 of the Framework, the 5YHLS should be calculated against the local housing need calculated using the standard method set out in national planning practice guidance.
- 2.6 Both parties also agree that the Council's most recent assessment "Five Year Housing Land Supply Assessment 2026" is undertaken in the context of local housing need, and this was underpinned by the latest published data on dwelling stock and affordability ratios at the time of publication.
- 2.7 Since publication of the "Five Year Housing Land Supply Assessment 2026" occurred, Government has released further data on dwelling stock (at 2025 – in May 2026). Given this data aligns with the base date for the five year housing land supply assessment the Council has undertaken, it agrees that it is appropriate to update the local housing need assessment calculation within the "Five Year Housing Land Supply Assessment 2026" to reflect this latest data. This is set out in section 4 of this SoCG below.



The buffer

- 2.8 Both parties agree that in accordance with paragraph 78a) of the Framework, the 5% buffer applies.

Non-delivery allowance

- 2.9 It is agreed that within the Council's "Five Year Housing Land Supply Assessment 2026" a 10% non-delivery allowance is applied to the majority of categories of deliverable site. To account for this, if any sites are removed from these components of the supply, a 10% deduction to the number of deliverable dwellings removed is required.

The Council cannot demonstrate a 5YHLS

- 2.10 It is agreed that the Council cannot demonstrate a 5YHLS. The extent of the deliverable supply is not agreed, as set out in the following section of this SoCG.
- 2.11 The respective positions are set out in the calculations in section 4 of this SoCG.



3. Matters not agreed re: 5YHLS

Sites that were not “deliverable” at the base date of 1st April 2025

The Council’s case

- 3.1 Within the Council’s “Five Year Housing Land Supply Assessment 2026” it considered that the deliverable supply at 1st April 2025 is 9,830 dwellings. Having reviewed the information provided by the appellant, the Council now considers that the deliverable supply at 1st April 2025 is 9,770.

The Appellant’s case

- 3.2 The Appellant considers that the Council’s figure of 9,830 dwellings includes sites that were not “deliverable” at the base date of 1st April 2025 so should not be included in the 5YHLS.

The parties’ positions on each of these disputed sites are outlined in Tables SoCG1 – SoCG7 and associated explanations.

Sites with planning permission at 1st April 2025

- 3.4 The following sites that had planning permission at 1st April 2025 are disputed by the appellant.

Table SOCG1 – Disputed sites with planning permission at 1st April 2025

Site	Disputed 5YHLS (before 10% deduction)	Appellants Position	Councils Position
Proposed Marina South Of Canal Way, Ellesmere, Shropshire (14/04047/OUT)	140	This is a category b) site in relation to the definition of deliverable. It has outline planning permission. The Appellant does not consider the Council has provided clear evidence for the inclusion of this site in the 5YHLS.	Site with Outline Planning Permission (14/04047/OUT) as being confirmed within (24/03711/VAR) upon which a resolution to grant has been reached. Now benefits from Full Planning Permission (23/02170/FUL) granted in July 2024 for enabling works including formation of the link road, footway and cycleway through the site and groundworks/flood alleviation works (this infrastructure addresses concerns associated with previous Reserved Matters Applications). Full planning application associated with the delivery of part of this link road (26/0214/FUL)



Site	Disputed 5YHLS (before 10% deduction)	Appellants Position	Councils Position
			associated with a foodstore on an adjoining site, now pending consideration. This shows firm progress on bringing forwards the site for development and the Council maintains that the specified number of dwellings are deliverable within the five year period. The Council considers there is clear evidence that the site is deliverable.
Flax Mill, Spring Gardens, Shrewsbury, Shropshire (20/05065/OUT)	100	This is a category b) site in relation to the definition of deliverable. It has outline planning permission. The Appellant does not consider the Council has provided clear evidence for the inclusion of this site in the 5YHLS.	This is not simply a category b site - it is an active site which benefits from a Hybrid Planning Permission for a mixed use development (including restoration of the historic Flax Mill). The scheme is being managed by Historic England. Extensive restoration works have now been undertaken and preparations for the wider development (including residential) phase which benefits from outline planning permission, include completion of a Compulsory Purchase Order – representing clear relevant information about management of site ownership constraints have been undertaken. A development partner for the residential component (Capital&Centric) has been appointed, with design work having been undertaken by Peter Barber Associates – demonstrating clear relevant information on progress of site assessment work and towards submission of a reserved matters application. The Council considers there is clear evidence that the site is deliverable.
Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire (19/05560/OUT)	100	This is a category b) site in relation to the definition of deliverable. It has outline planning permission. The Appellant does not consider the Council has provided clear evidence for the inclusion of this site in the 5YHLS.	This is not simply a category b site - it is an active development site which is to be delivered in phases. Two phases are currently under construction, being progressed by the developers Taylor Wimpey and Barratt David Wilson Homes.



Site	Disputed 5YHLS (before 10% deduction)	Appellants Position	Councils Position
			Extensive demolition and site preparation works have been ongoing to facilitate further phases of development. Active discussions ongoing with the master-developer Harworth Group as they progress wider proposals for the site. The Council considers there is clear evidence that the site is deliverable.
The Leasowes, Sandford Avenue, Church Stretton, Shropshire, SY6 7AE (16/02491/REM)	43	This site was granted outline planning permission on 28th July 2015, 11 years ago (LPA ref: 14/01173/OUT). A reserved matters application for 43 dwellings, pursuant to 14/01173/OUT, was approved by the Council on 17th January 2018, 8 years ago (LPA ref: 16/02491/REM). Applications to discharge conditions attached to 16/02491/REM were last discharged on 7th January 2019, 7 years ago. Given 8 years have passed since detailed planning permission and no dwellings have been delivered, there is clear evidence that this permission is not being delivered and the site should be removed from the 5YHLS.	Site allocation with outline/reserved matters permission. Development has been implemented. Consistent with the NPPF definition of deliverable, such sites should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). The appellant provides no clear evidence that the homes will not be delivered within five years. The Council considers there is clear evidence that the site is deliverable.
Proposed Residential Development Land To The South Of Chirbury, Shropshire (21/01136/FUL)	27	Part of this site is a category b) site in relation to the definition of deliverable. It has outline planning permission. The Appellant does not consider the Council has provided clear evidence for the inclusion of this site in the 5YHLS. In the absence of clear evidence, the site is not	The site benefits from a Hybrid Planning Permission, with 13 dwellings benefiting from Full Permission and 27 dwellings benefiting from Outline Permission. Construction of the phase of development which benefits from Full Planning Permission was recently completed and the Council is confident the second phase which benefits from Outline Planning Permission will follow-



Site	Disputed 5YHLS (before 10% deduction)	Appellants Position	Councils Position
		deliverable and should be removed from the 5YHLS.	on as anticipated by the developer SJR Construction. To support the Reserved Matters process, the developer SJR Construction has undertaken recent pre-application discussions (PREAPM/25/00111) in advance of a Reserved Matters Application (they have confirmed that these discussions can be disclosed). The Council considers there is clear evidence that the site is deliverable.
Cheswardine, Farm High Street, Cheswardine, Market Drayton (12/01014/REM)	18	An outline planning application for residential development (housing numbers not specified) was approved by the Council on 13th March 2009, 17 years ago (LPA ref: NS/08/02108/OUT). A reserved matters application for 16 dwellings, pursuant to NS/08/02108/OUT, was approved by the Council on 5th February 2013, 13 years ago (LPA ref: 12/01014/REM). As planning permission was granted over 17 years ago and no dwellings have been delivered, there is clear evidence this development is not being delivered and the site should be removed from the 5YHLS.	Site with outline/reserved matters permission. Development has been implemented. Consistent with the NPPF definition of deliverable, such sites should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). The appellant provides no clear evidence that the homes will not be delivered within five years. The Council considers there is clear evidence that the site is deliverable.
Herald Printers, Newtown, Whitchurch, SY13 1BH (NS/06/01287/FUL)	12	A full planning application for 12 apartments was granted planning permission by the Council on 6th July 2006, 20 years ago (LPA ref: NS/06/01287/FUL). A full planning application for 6 dwellings and 15 apartments was refused by the Council on 2nd September 2022 and not appealed (LPA ref: 22/01155/FUL).	Site with full planning permission. Development has been implemented. Consistent with the NPPF definition of deliverable, such sites should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).



Site	Disputed 5YHLS (before 10% deduction)	Appellants Position	Councils Position
		A full planning application for 6 dwellings and 15 apartments was withdrawn by the applicant on 18th December 2023 (LPA ref: 23/01386/FUL) The site has had planning permission for nearly 20 years and not delivered any dwellings. It should be removed from the 5YHLS.	The appellant provides no clear evidence that the homes will not be delivered within five years. The Council considers there is clear evidence that the site is deliverable.
Proposed Residential Development Land To The West Of Ellesmere Road, Shrewsbury, Shropshire (22/02949/REM)	9	The permission at this site is for 36 dwellings but the Council's 5YHLS statement includes 45	The Council accepts this was an error and as such a 9 dwelling deduction (before adjustment for the 10% non-delivery allowance) is appropriate.
Total deduction		449	9
Total deduction after 10% allowance		404	8



Sites with a Resolution to Grant Planning Permission at 1st April 2025

3.5 The following site which had a resolution grant planning permission is disputed by the appellant:

Table SOCG2 – Disputed site with a resolution to grant permission at 1st April 2025

Site	Disputed 5YHLS (before 10% deduction)	Appellants Position	Council Position
Stoke Heath Camp, Warrant Road, Stoke Heath, Shropshire (24/00563/OUT)	50	This is a category b) site in relation to the definition of deliverable. It has outline planning permission. The Appellant does not consider the Council has provided clear evidence for the inclusion of this site in the 5YHLS.	Site identified as a location for development within the Stoke Upon Tern Neighbourhood Plan. The applicant is a developer - H&S Construction Ltd that has the project listed on their website as upcoming: https://hsconstructionstoke.co.uk/upcoming/ The Council considers there is clear evidence that the site is deliverable.
Total deduction		50	0
Total deduction with 10% allowance		45	0



Sites with an appeal pending determination at 1st April 2025

The Council's Position

- 3.6 The Council includes 97 dwellings on 5 sites that had an appeal pending determination at the base date and on which planning permission has subsequently been granted.
- 3.7 This approach is informed by the fact that at the base date:
- The Council was aware that each site was the subject of an appeal (which in some instances had already been heard with a decision pending).
 - The appellant considered the site to be suitable, available and achievable and provided information to this effect – which generally formed part of their case both in the context of the planning application and at appeal.
- 3.8 Shropshire Council's position is therefore that at the base date of the Council's "Five Year Housing Land Supply Assessment 2026" there was evidence available that these sites were deliverable.
- 3.9 Furthermore, consistent with the Woburn Sands Appeal Decision (PINS ref: 3169314) (paragraphs 12.8-12.12) and associated Call-in Decision (PINS Ref: 3169314) (paragraph 12) it is entirely appropriate to consider more recent information to support deliverability after the base date, where this relates sites identified as deliverable within the supply.
- 3.10 Critically, these sites with an appeal pending determination at 1st April 2025, are included within the Council's "Five Year Housing Land Supply Assessment 2026" – they are not sites that the Council is seeking to now introduce. The Council is of the firm view therefore that, consistent with the Woburn Sands Appeal Decision, such relevant information for these sites includes that:
- During the appeal, the Planning Inspector's considered the appellants information regarding the deliverability of a site and concluded each to be deliverable.
 - Through the appeal, the sites were granted planning permission.
 - In most instances, when determining the appeal, the Planning Inspector gave significant weight to the contribution the site could make to the five-year housing land supply at the base date before them (April 2024) when undertaking the planning balance exercise and reaching their conclusion.
- 3.11 The Council considers it illogical to suggest a Planning Inspector consider information that emerges after the base date regarding the deliverability of a site, as per Woburn Sands, but that a Council should not.
- 3.12 Ultimately, the Council remains of the view there was evidence these sites were deliverable (having regard to the definition of deliverable within the NPPF) at the base date and that this evidence has increased since the base date. The Council also believes delivery will occur in the five-year period to 31st March 2030.



The Appellant's Position

- 3.13 The inclusion of these sites is disputed by the Appellant
- 3.14 The Appellant's case is that none of these sites were deliverable at the base date. The Council includes them due to information received and events that have occurred after the base date but before it published its position statement in March 2026.
- 3.15 The Appellant considers that to include sites that were not deliverable at 1st April 2025 on the basis that planning applications have since been made, or planning permission has been granted or a resolution to grant permission has been made since the base date skews the data by overinflating the supply without also taking into account completions and other factors which might reduce the deliverable supply since the base date.
- 3.16 The Appellant will refer to several appeal decisions which have considered attempts made by local planning authorities to include sites that were not deliverable at the base date in the 5YHLS. These have been added to the core documents and are:
- PINS ref: 3376495 – Land north of Maldon Road, Tiptree – **CD16.14** – paragraph 43;
 - PINS ref: 3355576 – Land west of Fringford Road, Caversfield – **CD16.15** – paragraphs 14-17;
 - PINS ref: 3194926 – Land on east side of Green Road, Woolpit – **CD16.23** – paragraphs 66-67;
 - PINS ref: 3329488 – Land at North End, Creech St Michael – **CD16.16** – paragraphs 51-54;
 - PINS ref: 3256877 – Land west of Winterfield Lane, East Malling – **CD16.17** – paragraphs 7-9;
 - PINS ref: 3169314 – Land to the east of Newport Road, Woburn Sands – **CD16.24** – IR paragraphs 12.8-12.12 and DL paragraph 12; and
 - PINS ref: 2212671 – Darnhall school lane, Winsford – **CD16.25** – IR paragraph 344 and DL paragraph 15.
- 3.17 In summary, the Appellant considers that whilst the Secretary of State and Inspectors have concluded that it is appropriate to take into account post base date information and evidence relating to sites that are identified as deliverable at the base date, the sites needed to be deliverable at the base date to be included in the 5YHLS. In this case, the sites needed to be deliverable at 1st April 2025 for them to be included. However, the Appellant's case is that they were not. The status of the site at 1st April 2025 is therefore important. The disputed sites are listed in the following tables.



3.18 The sites granted at planning appeal after 1st April 2025 which are disputed by the appellant are listed in the table below.

Table SOCG3 – Sites with an appeal pending determination at 1st April 2025

Site	Date of appeal decision	No. of dwellings	Appellants Position	Council Position
Proposed dwelling adjacent Enderby, Cleobury Mortimer, Shropshire (24/02158/FUL)	10/04/2025	1	At the base date, a planning application (LPA ref: 24/02158/FUL) had been refused by the Council (on 4th June 2024), an appeal was lodged (PINS ref: 3351551) and was pending determination. The Council did not submit a statement of case for the appeal and instead relied on the officer's report for the application. The appeal was subsequently allowed after the base date on 10th April 2025.	Scheme for a single dwelling, included in the Council's five year housing land supply as a deliverable at 1st April 2025. Whilst this appeal was granted after the base date, at this point the Council was aware that it was the subject of an appeal, that the appeal had been heard, the information that had been presented at appeal and that a decision was pending. After the base date, full planning permission has been granted for 1 dwelling. The Council considers 1 dwelling is deliverable by 31st March 2030 and there is clear evidence that this is the case.
Proposed residential development south of the Parklands, Cockshutt, Shropshire (24/00748/OUT)	22/07/2025	6	At the base date, an outline planning application (LPA ref: 24/00748/OUT) had been refused by the Council (on 30th April 2024), an appeal was lodged (PINS ref: 3352860) and was pending determination. The Council was resisting the appeal as set out in its Statement of Case for that appeal dated December 2024. The appeal was subsequently allowed after the base date on 22nd July 2025.	Scheme for 6 dwellings, included in the Council's five year housing land supply as a deliverable at 1st April 2025. Whilst this appeal was granted after the base date, at this point the Council was aware that it was the subject of an appeal and much of the information prepared by the appellant in support of their appeal – including the clear position that the site is deliverable. After the base date, outline planning permission was granted for 6 dwellings. The Council considers 6 dwellings are deliverable by 31st March 2030



Site	Date of appeal decision	No. of dwellings	Appellants Position	Council Position
				and there is clear evidence that this is the case.
Hengoed Park Residential Home, Hengoed, Oswestry (24/01210/FUL)	06/08/2025	25	At the base date, a planning application (LPA ref: 24/01210/FUL) had been refused by the Council (on 18th June 2024), an appeal was lodged (PINS ref: 3357661) and was pending determination. The Council was resisting the appeal. The appeal was subsequently allowed after the base date on 6th August 2025.	Site for 25 dwellings, included in the Council's five year housing land supply as a deliverable at 1st April 2025. Whilst this appeal was granted after the base date, at this point the Council was aware that it was the subject of an appeal and much of the information prepared by the appellant in support of their appeal – including the clear position that the site is deliverable. After the base date, full planning permission was granted for 25 dwellings. The Council considers 25 dwellings are deliverable by 31st March 2030 and there is clear evidence that this is the case.
Land adjacent to White House, Cooper Lane, Porth-y-waen, Shropshire (24/04199/PIP)	29/05/2025	6	At the base date, the Council had refused to grant permission in principle (LPA ref: 24/04199/PIP) (on 10th December 2024), an appeal was lodged (PINS ref: 3358745) and was pending determination. The Council was resisting the appeal. The appeal was subsequently allowed after the base date on 29th May 2025.	Site for up to 4 dwellings, included in the Council's five year housing land supply as a deliverable at 1st April 2025. The Council notes an error to the capacity of the site in the supply, which should be 4 dwellings. Whilst this appeal was granted after the base date, at this point the Council was aware that it was the subject of an appeal and much of the information prepared by the appellant in support of their appeal – including the clear position that the site is deliverable. After the base date, permission in principle was granted for up to 4 dwellings.



Site	Date of appeal decision	No. of dwellings	Appellants Position	Council Position
				The Council considers 4 dwellings are deliverable by 31 st March 2030 and there is clear evidence that this is the case.
Land to the east of Tilstock Road, Tilstock, Whitchurch (24/04176/FUL)	09/12/2025	70	At the base date, a planning application (LPA ref: 24/04176/FUL) had been submitted. An appeal was made on non-determination (PINS ref: 3362414) on 14th March 2025 and was pending determination. The Council resisted the appeal. The appeal was subsequently allowed <i>after</i> the base date on 9th December 2025.	Site for 70 dwellings, included in the Council's five year housing land supply as a deliverable at 1st April 2025. Whilst this appeal was granted after the base date, at this point the Council was aware that it was the subject of an appeal. Further, the information in support of the refused planning application indicated the applicants view the site was deliverable. After the base date, full planning permission was granted for 70 dwellings. The Council considers 70 dwellings are deliverable by 31st March 2030 and there is clear evidence that this is the case.
Total deduction			108	2
Total deduction after 10% allowance			97	2



Sites allocated for development in the adopted Development Plan

3.19 The following site which is allocated in the development plan is disputed by the appellant:

Table SOCG4 – Disputed allocated site

Site	Disputed 5YHLS (before 10% deduction)	Appellants Position	Councils Position
Eastern Gateway Sustainable Urban Extension, Oswestry (OSW024)	89	This is a category b) site in relation to the definition of deliverable. It has outline planning permission. The Appellant does not consider the Council has provided clear evidence for the inclusion of this site in the 5YHLS.	Part of a Sustainable Urban Extension (SUE), majority of which benefits from Planning Permission and is currently under construction. This component of the SUE is currently subject to an Outline Planning Application (24/00719/OUT) for 85 dwellings. A resolution to grant this application has been reached and s106 negotiations are ongoing. The applicant is a developer (Cornovii Developments). The site benefits from and is facilitated by approved HIF funding of £9.3m granted to Shropshire Council (site promoters supported this application process) by Homes England and utilised to deliver improvement works to adjacent Mile End Roundabout, Oswestry. Indeed, the new pedestrian footbridge over the A5 adjoins this site. This constitutes clear relevant information about site infrastructure provision and successful participation in bids for large-scale infrastructure funding – 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 The Council considers there is clear evidence that the site is deliverable.
Total deduction		89	0
Total deduction with 10% allowance		80	0



Sites proposed for allocation in the withdrawn Local Plan

- 3.20 The Council's 5YHLS statement states that 2,026 dwellings are included on sites that were proposed for allocation in the withdrawn Local Plan that did not have planning permission at the base date. The 2,026 dwelling is based on 2,251 dwellings on 32 sites minus the 10% reduction the Council applies to some sites as explained in paragraph 1.17 (page 5, PDF page 6 of the Council's 5YHLS statement). The sites are listed in appendix G of the Council's 5YHLS statement (which begins on PDF page 157 of the document).
- 3.21 The draft Shropshire Local Plan (2016 to 2038) was submitted for examination on 3rd September 2021. On 6th March 2025, the Local Plan Inspectors wrote to the Council and recommended that the draft Local Plan be withdrawn. Paragraphs 15 and 16 of the Local Plan Inspectors' letter conclude by stating:
- “15. Taking all of the above into account we recommend that the Plan should be withdrawn. Should the Council not wish to withdraw the Plan the next stage would be for us to write a report of the examination within which we would recommend that the Plan is unsound and that it is not adopted. That would bring the examination to a close.
16. However, having regard to matters of the best use of public money, along with our obligations under The Civil Service Code, we consider it appropriate to suggest again that the Council considers withdrawing the Plan before such a recommendation is made. This would save the expense associated with us writing and issuing a report of the examination.”
- 3.22 On 14th March 2025, the Council wrote to the Local Plan Inspectors to explain that its intention was to withdraw the draft Local Plan from examination. Following a meeting of the Council on 17th July 2025, the Council formally withdrew the draft Local Plan on 25th July 2025.
- 3.23 Therefore, whilst the 2,026 dwellings on sites listed in appendix G of the Council's 5YHLS statement were proposed to be allocated in the now withdrawn draft Local Plan, they are not specifically identified in a development plan. They are a form of windfall site, as set out in the definition in the annex on page 80 of the Framework. This was the case at the base date (1st April 2025) and remains the case now.

The Council's Position

- 3.24 The Council considers the definition of a deliverable site, as provided within the NPPF, is not intended to be an exhaustive list of the types of sites which can be considered deliverable. Rather, the requirement is that there is clear evidence that concludes a 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.
- 3.25 Relevant to this consideration regarding the deliverability of proposed allocations of the withdrawn Local Plan is the Cabinet agreement of the 12th February 2025, which agreed that 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 evidence includes the site assessment processes undertaken by the Council (which includes and expands on the Strategic Land Availability Assessment) and resulted in the identification of the proposed allocations as sustainable locations for development.

3.26 Of further relevance is the fact that:

- a. To support the promotion of their sites for allocation, many promoters undertook extensive site assessment work, supporting the conclusion firm progress has occurred.
- b. During preparation and examination of the withdrawn Local Plan, Shropshire Council engaged in positive dialogue with the promoters of sites proposed for allocation – including that evidenced through the preparation of Statements of Common Ground (SoCG) confirming the developers’ delivery intentions and anticipated start and build-out rate.

3.27 Notably, the positive engagement with site promoters has continued following the withdrawal of the Local Plan, including through pre-application processes and planning application processes – which constitute further evidence of the deliverability of these sites.

3.28 Shropshire Council’s position is therefore that at the base date for the Council’s “Five Year Housing Land Supply Assessment 2026” there was evidence available that these sites were deliverable.

3.29 Furthermore, consistent with the Woburn Sands Appeal Decision (PINS ref: 3169314) (paragraphs 12.8-12.12) and associated Call-in Decision (PINS Ref: 3169314) (paragraph 12) it is entirely appropriate to consider more recent information to support deliverability after the base date, where this relates sites identified as deliverable within the supply. This more recent evidence further confirms the Council’s position that these sites are deliverable.

3.30 Ultimately, the Council remains of the view there was evidence these sites were deliverable (having regard to the definition of deliverable within the NPPF) at the base date and that this evidence has increased since the base date. The Council also believes anticipated delivery will occur in the five-year period to 31st March 2030.

The Appellant’s Position

3.31 The appellant considers most of these sites are large greenfield sites, where residential development does not accord with the policies in the adopted development plan. Therefore, it is their position that if these



sites did not have planning permission or a resolution to grant permission at the base date, the Appellant concludes they were not “deliverable”.

3.32 The following 29 sites are disputed by the Appellant on this basis.

Table SOCG5 – Disputed sites that were proposed allocations in the withdrawn Local Plan

Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
BRD030 – Tasley Garden Village, Bridgnorth	150	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter in relation to future development of this site, with two Statements of Common Ground (SoCG07 and SoCG013) completed between the Council and the site promoter. This engagement includes pre-application discussions (PREAPM/24/00262) undertaken in 2024/25 (as confirmed in the Planning Application Form associated with a current application). The proposal is also the subject of a Planning Performance Agreement between the Council and Applicants. An Outline Planning Application (25/01722/OUT) for up to 1,500 dwellings (including specialist housing) and wider uses is now pending decision with a resolution to grant. The applicants are developers, Bloor Homes and Taylor Wimpey. Delivery timescales are precautionary and have been informed by specific discussions with the applicants. The Council considers there is clear evidence that the site is deliverable.
BUR004 – Land adjoining Boraston Drive on A456, Burford	80	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/24/00113) undertaken in 2024 prior to submission of a current planning application (as confirmed within the associated Planning Application Form).



Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
			An Outline Planning Application (25/04438/OUT) for up to 100 dwellings is now pending consideration. The Council considers there is clear evidence that the site is deliverable.
MDR006 – Land adjoining Adderley Road, Market Drayton	105	The site did not have planning permission. Planning permission had been refused on 07/07/24. A revised planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes extensive pre-application discussions undertaken in 2022 (as confirmed in Planning Application Forms associated with a previous planning application) and more recently in 2025 (as confirmed in the Planning Application Forms associated with a current planning application). A Full Planning Application (25/03581/FUL) for 115 dwellings is now pending consideration. The applicants include a developer (Bellway Homes). The Council considers there is clear evidence that the site is deliverable.
MDR039 & MDR043 – Land at Longford Turning, Market Drayton	75	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes extensive pre-application discussions undertaken in 2019 and 2022 (as confirmed in Planning Application Forms associated with a previous planning applications) and early 2025 (PREAPM/25/00103 - as confirmed within the Planning Application Form associated with a current planning application). An Outline Planning Application (25/01926/OUT) is now pending decision with a resolution to grant for up to 100 dwellings on MDR039. The Council considers there is clear evidence that the site is deliverable.
MIN018 – Land west of A488, Minsterley	25	The site did not have planning permission.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and



Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
		A planning application had not been made.	examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPM/25/00135) undertaken in 2025 (as confirmed in the Planning Application Form associated with a current application). A Full Planning Application (25/03699/FUL) is now pending consideration for 25 affordable dwellings. The applicants are the developer (Bowsall Developments Ltd) and the Registered Provider (Housing Plus Group). Notably, the adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. The Council considers there is clear evidence that the site is deliverable.
CES005 – Land adjoining the Vicarage on A458, Cressage	60	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. An Outline Planning Application (25/03043/OUT) is now pending decision with a resolution to grant for 60 dwellings. The applicant is a developer (Muller Property Group) which has indicated an intention to actively progress Reserved Matters. The Council considers there is clear evidence that the site is deliverable.
CES006 – The Eagles public house	6	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. The scheme has progressed with Full Planning Permission (25/01628/FUL) granted post 31st March 2025 for conversion of the former public house to 2



Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
			dwelling and Full Planning Permission (25/04000/FUL) granted post 31st March 2025 for construction of 4 dwellings on the land associated with the former public house. Conditions are currently being discharged on these Full Planning Permissions in advance of commencement. The Council considers there is clear evidence that the site is deliverable.
MUW012VAR – land adjoining the Primary School and Hunters Gate, Much Wenlock	72	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions in (PREAPM/25/00202) - as confirmed within the Planning Application Form associated with a current planning application. An Outline Planning Application (26/00294/OUT) is now pending consideration for up to 300 dwellings on the site and associated land. The applicant is a developer (Boningale Homes). The Council considers there is clear evidence that the site is deliverable and has taken a precautionary approach to the number of dwellings it anticipates will be delivered in the period to 31st March 2030.
KCK009 – Land north of Church Lane, Knockin	18	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes two non-confidential Pre-Applications (PREAPP/19/00137 and PREAPM/25/00011) in 2019 and 2025. A Full Planning Application (25/04441/FUL) is now pending consideration for erection of 18 dwellings. The Council considers there is clear evidence that the site is deliverable.



Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
LYH007 – Land east of Barley Meadows, Llanymynech	48	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPM/25/00010) in early 2025 - as confirmed within the Planning Application Form associated with a current planning application. An Outline Planning Permission (25/02497/OUT) has now been granted for 48 dwellings. The Council considers there is clear evidence that the site is deliverable.
PKH002 and PKH031 – Land at Park Hall	110	The site did not have planning permission. A full planning application was pending determination.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions in 2024 - as confirmed within the Planning Application Form associated with a Planning Permission on the site. Full Planning Permission (24/04332/FUL) was submitted in 2024 and granted post 31st March 2025 for 110 dwellings on the western part of the site (PKH002 and PKH031). The applicant is a developer (Shropshire Homes). Development has commenced. The Council considers there is clear evidence that the site is deliverable.
SMH031 – Land east of Moors Bank, St Martins	62	The site did not have planning permission. An outline planning application was pending determination.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. Outline Planning Permission (25/00361/OUT) was submitted in early 2025 and granted post 31st March 2025 for 62 dwellings. A Reserved Matters Application (26/00798/REM) is now pending consideration.



Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
			The Council considers there is clear evidence that the site is deliverable.
SHF013 – Land adjoining Meadow Drive, Shifnal	69	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPM/25/00138) in early 2025 - as confirmed within the Planning Application Form associated with a current planning application. A Full Planning Application (25/04536/FUL) is now pending consideration for 69 dwellings. One of the applicants is the developer Shropshire Homes. The Council considers there is clear evidence that the site is deliverable.
SHF022 & SHF023 (part) – Land between Windmill View and The Monument on A464, Shifnal	57	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPM/25/00026) in early 2025 - as confirmed within the Planning Application Form associated with a planning permission on the site. Full Planning Permission (25/01385/FUL) granted post 31st March 2025 on part of this site for 57 dwellings. The applicant is a developer, Taylor Wimpey. Conditions are currently being discharged in preparation for commencement. The Council considers there is clear evidence that the site is deliverable.
BAY039 – Land off Lyth Hill Road, Bayston Hill	108	The site did not have planning permission. A hybrid planning application was pending determination.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes extensive pre-application discussions undertaken in 2021 (as confirmed in Planning Application Forms associated with a previous



Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
			planning application) and more recently in 2023/24 (as confirmed in the Planning Application Forms associated with a current planning application). A Hybrid Planning Application (24/00765/FUL) was submitted in 2024 and is now pending decision with a resolution to grant for 112 dwellings (108 dwellings are subject to a Full Planning Application and 4 dwellings are subject to an Outline Planning Application). The applicant is a developer (Redrow Homes). The Council considers there is clear evidence that the site is deliverable.
BIT022 – Land east of Villa Farm, Bickton	15	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. An Outline Planning Application (25/02946/OUT) is now pending consideration for up to 18 dwellings on part of the site. The Council considers there is clear evidence that the site is deliverable.
BNP024 – Land west of Shrewsbury Road, Baschurch	35	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPM/25/00068) in early 2025 - as confirmed in the Planning Application Forms associated with a current planning application. An Outline Planning Application (25/03098/OUT) is now pending consideration for 37 dwellings on the site. The Council considers there is clear evidence that the site is deliverable.
BNP035 – Land east of Prescott Fields, Baschurch	20	The site did not have planning permission.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes.



Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
		A planning application had not been made.	This includes pre-application discussions in 2021 - as confirmed within the Planning Application Form associated with a planning permission on the site. Full Planning Permission (25/03430/FUL) granted for 25 dwellings post 31st March 2025. The applicant is a developer (Shingler Homes). Conditions are currently being discharged in advance of commencement. The Council considers there is clear evidence that the site is deliverable.
FRD011 – Land adjoining But Lane on A458, Ford	55	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. As the recent planning application on this site has been refused, the Council agree that there is currently insufficient evidence to demonstrate that the site is deliverable.
SHR057 & SHR177 – Land north of Mytton Oak Road, Shrewsbury	238	The site did not have planning permission. A hybrid planning application was pending determination.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/23/00491) in 2023 - as confirmed within the Planning Application Form associated with a planning permission on the site. Hybrid Planning Permission (24/02808/OUT) was granted post 31st March 2025 for 400 dwellings and an 80 bedroom Care Home (Full Planning Permission for 102 dwellings and the 80 bedroom Care Home; and Outline Planning Permission for 298 dwellings). The applicant is a developer (Shropshire Homes). Development has commenced. The Council considers there is clear evidence that the site is deliverable.
SHR060, SHR158 and SHR161 – land between	75	The site did not have planning permission.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and



Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
Mytton Oak Road and Hanwood Road, Shrewsbury		A planning application had not been made.	examination of the withdrawn Local Plan and subsequent processes. The scheme has progressed with the site promoter having undertaken a period of public engagement in mid-2025 and to undertake a further stage of public engagement commencing on the 10 July 2026. Recent publicity of the upcoming engagement activity confirms the promoter is working with <i>"a housebuilder on a potential first phase of the scheme, with details set to be included in a hybrid proposal for the wider site."</i> This publicity also confirms ongoing engagement has been undertaken with Shropshire Council in relation to the scheme <i>"following the consultation event we held last year, we have been reviewing the feedback and liaising with Shropshire Council to discuss key elements including education, sports and recreation and design and are now holding a feedback consultation via the website and at a drop in event."</i> https://www.placemidlands.co.uk/developer-returns-with-1400-home-shrewsbury-extension/ Delivery assumptions for the site are precautionary and informed by engagement with the site promoter. The Council considers there is clear evidence that the site is deliverable.
SHR173 – Land west of Ellesmere Road, Shrewsbury	150	The site did not have planning permission. An outline planning application was pending determination.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions in 2021 - as confirmed within the Planning Application Form associated with a current planning application on the site. An Outline Planning Application (22/01432/OUT) was submitted in 2022 and is now pending decision with a resolution to grant for 450 dwellings.



Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
			The Council considers there is clear evidence that the site is deliverable.
CLV012 & CLV018 – Land at Flemley Park Farm, High Street, Clive	20	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. Outline Planning Applications (25/03979/OUT and 2504005/OUT) are now pending consideration on the site for residential development. The Council considers there is clear evidence that the site is deliverable.
HDL006 – Land south of Wedgefields Close, Hadnall	44	The site did not have planning permission. A full application was pending determination.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/22/00620) in 2023 - as confirmed within the Planning Application Form associated with a current planning application. A Full Planning Application (24/04834/FUL) was submitted in 2024 and is pending decision with a resolution to grant for 44 dwellings on the site. The applicant is a developer (Cameron Homes). A 'Grampian' style condition is required, stating "No dwelling shall be occupied before 31st December 2027 and that "a strategy for the phased delivery and occupation of dwellings shall be submitted to and agreed by the Local Planning Authority in consultation with Severn Trent" have been requested by Severn Trent. This is specifically reflected within delivery timescale assumptions identified by the Council. The Council considers there is clear evidence that the site is deliverable.
SHA019 – Land between the A53 and Poynton Road, Shawbury	80	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes.



Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
			This includes pre-application discussions (PREAPP/25/00066) in 2024 - as confirmed within the Planning Application Form associated with a current planning application. A Full Planning Application (25/03499/FUL) is now pending consideration for 130 dwellings on the site. The applicants include a developer (Shingler Homes). The Council considers there is clear evidence that the site is deliverable.
WEM033 – Land off Whitchurch Road, Wem	55	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPM/25/00163) in 2025 - as confirmed within the Planning Application Form associated with a current planning application. A Full Planning Application (26/00077/FUL) is now pending consideration for 55 dwellings on the site. The applicant is a developer (Shingler Homes). The Council considers there is clear evidence that the site is deliverable.
PPW025 – Land north of Tudor House, Prees	35	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/21/00423) in 2022 - as confirmed within the Planning Application Form associated with a current planning application. An Outline Planning Application (25/02949/OUT) is now pending decision with a resolution to grant for 35 dwellings. The Council considers there is clear evidence that the site is deliverable.



Site	Council's 5YHLS (before 10% deduction)	Appellants Position	Councils Position
WHT014 – Land at Liverpool Road, Whitchurch	67	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions (PREAPP/22/00325) in 2022 - as confirmed within the Planning Application Form associated with a current planning application. A Full Planning Application (25/02677/FUL) is now pending consideration for 67 dwellings on the site. The applicant is a developer (Persimmon Homes). The Council considers there is clear evidence that the site is deliverable.
WHT037 & WHT044 – Land north of Chester Road, Whitchurch	145	The site did not have planning permission. A planning application had not been made.	Shropshire Council has engaged in positive dialogue with the site promoter through the preparation and examination of the withdrawn Local Plan and subsequent processes. This includes pre-application discussions in 2025 - as confirmed within the Planning Application Form associated with a current planning application. Full Planning Application (25/02525/FUL) now pending consideration on this site for 190 dwellings. The applicant is a developer (Castle Green Homes). The Council considers there is clear evidence that the site is deliverable.
Total deduction		2,079	55
Total deduction after 10% allowance		1,871	50



Strategic Land Availability Assessment Sites

3.33 The following site identified in the Strategic Land Availability Assessment (SLAA) is disputed by the appellant:

Table SOCG6 – Disputed SLAA site at 1st April 2025

Site	5YHLS (before 10% deduction)	Appellant Position	Council Position
Off Netherton Lane, Highley	30	At the base date, this site did not have planning permission or an application pending determination.	This site was initially identified through the Council's SLAA. Notably, paragraph 7 of the NPPG recognises one mechanism "plan-makers can use" is the "Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites". Within the SLAA the site was identified as suitable, available and achievable. The site is currently the subject of a Full Planning Application (25/02161/FUL) for 30 dwellings, which the Council has reached a resolution to grant. Notably, the associated Planning Application Form confirms this scheme has been informed by pre-application discussions (PREAPM/24/00008). The Council considers there is clear evidence that the site is deliverable.
Total deduction		30	0
Total deduction with 10% allowance		27	0



Affordable housing sites

3.34 The Appellant disputes the inclusion of the following “affordable housing sites”:

Table SOCG7 – Disputed affordable housing sites

Site	5YHLS (before 10% deduction)	Appellant Position	Council Position
Land North East of the Village Hall, Doddington, Hopton Wafers, Shropshire	11	The site did not have planning permission. A hybrid planning application for 11 dwellings (full) and 5 self-build dwellings (outline) was submitted to the Council on 11th April 2023 and was pending determination.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council’s affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions in 2020 - as confirmed within the Planning Application Form associated with a current planning application. The site is currently the subject of a Hybrid Planning Application (23/01547/FUL) for 16 dwellings (the five year supply only includes the 11 dwellings subject to the full component of the planning application) which is actively progressing towards a decision. The applicant is a Registered Provider – Shropshire Rural Housing Association. Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
Mill Lane, Diddlebury	2	The site did not have planning permission. A planning application had not been made.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council’s affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales.



Site	5YHLS (before 10% deduction)	Appellant Position	Council Position
			Full Planning Permission (25/01873/FUL) was granted post 31st March 2025 for replacement of 2 affordable dwellings with 4 affordable dwellings. Development has commenced. The Council considers there is clear evidence that the site is deliverable.
South of New Wharf Road, Ellesmere	59	The site did not have planning permission. A planning application had not been made.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Full Planning Application (26/00585/FUL) is now pending consideration for 59 retirement apartments. The applicant is a developer (St Luke's Dukinfield) and there is a Registered Provider (Housing 21) associated with the scheme. The Council considers there is clear evidence that the site is deliverable.
West of Bridgnorth Road, Highley	53	The site did not have planning permission. A full planning application for 53 dwellings was submitted to the Council before the base date on 10th February 2025 and was pending determination.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPM/24/00159) in 2024/25 - as confirmed within the Planning Application Form associated with a current planning application. Full Planning Application (25/00412/FUL) is now pending decision with a resolution to



Site	5YHLS (before 10% deduction)	Appellant Position	Council Position
			grant for 53 dwellings. The applicant is a developer (Stonebond Properties). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
North of Hazelwells Road, Highley	24	The site did not have planning permission. A planning application had not been made.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPP/22/00434) in 2022- as confirmed within the Planning Application Form associated with a current planning application. Full Planning Application (25/01550/FUL) currently pending consideration for 24 dwellings on this site. The applicant is the developer (TC Homes). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
Land off Kingfisher Way, Morda	20	The site did not have planning permission. A planning application had not been made.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPM/25/00131) in



Site	5YHLS (before 10% deduction)	Appellant Position	Council Position
			early 2025 - as confirmed within the Planning Application Form associated with a current planning application. Full Planning Application (26/00772/FUL) is now pending decision with a resolution to grant for 20 affordable dwellings. The applicant is a developer (TC Homes) and there is an associated Registered Provider (Wrekin Housing). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
Cedar Drive, Shrewsbury	38	At the base date, a full planning application for 38 dwellings was pending determination. It had been submitted in October 2024 and validated on 21 st November 2024 (LPA ref: 24/04065/FUL).	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPP/22/00460) in 2022 - as confirmed within the Planning Application Form associated with a current planning application. Full Planning Permission (24/04065/FUL) granted post 31st March 2025 for 38 affordable dwellings. The applicant is a developer (Living Space Housing). Development has commenced. Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.



Site	5YHLS (before 10% deduction)	Appellant Position	Council Position
Land south of Holyhead Road, Bicton	32	At the base date, a full planning application for 32 dwellings was pending determination. It had been submitted in June 2024 and validated on 19 th June 2024 (LPA ref: 24/02222/FUL).	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPP/23/00914) in 2023 - as confirmed within the Planning Application Form associated with a current planning application. Full Planning Permission (24/02222/FUL) granted post 31st March 2025 for 32 dwellings. The applicant is the developer (Morro Partnership Ltd). Development has commenced. Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
Station Road, Condover	32	The site did not have planning permission. A planning application had not been made.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions (PREAPP/24/00109) in 2024 - as confirmed within the Planning Application Form associated with a current planning application. Outline Planning Application (26/02482/OUT) pending consideration for 32 dwellings. The



Site	5YHLS (before 10% deduction)	Appellant Position	Council Position
			applicant is the developer (Oakfields Development Ltd). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
West of Swain Close, Wem	21	The site did not have planning permission. An outline planning application for 21 dwellings was submitted on 25th June 2024 (LPA ref: 24/02314/OUT).	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Outline Planning Application (24/02314/OUT) was submitted in 2024 and is now pending decision with a resolution to grant for 21 dwellings. The applicant is the developer (Maelor Homes Ltd). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
Prince William Close, Whitchurch	70	The site did not have planning permission. A planning application had not been made.	The adopted Development Plan specifically supports appropriate affordable exception schemes (Policies CS5, CS11 and MD7a). The Council's affordable housing enablement service work closely with the promoters of affordable housing exception sites as they prepare schemes and inform assumptions on delivery timescales. Proposals have been informed by pre-application discussions in 2025 - as confirmed within the Planning Application Form associated with a current planning application. Full Planning Application (25/03151/FUL) pending consideration for 70 affordable



Site	5YHLS (before 10% deduction)	Appellant Position	Council Position
			dwellings. There is an associated developer (Gleeson Homes) and Registered Provider (Housing Plus Group). Project is linked to Homes England funding, the next round of which requires completion by March 2029. The Council considers there is clear evidence that the site is deliverable.
Total deductions		362	0
Total deductions after 10% allowance		326	0

Summary of deductions

- 3.1 In summary, the Appellant concludes that 2,858 dwellings should be removed from sites in the Council's supply at 1st April 2025, whilst the Council accepts 60 dwellings should be removed from sites in the Council's supply at 1st April 2025. Table SOCG8 summarises the deductions from the following sources:

Table SOCG8 – Summary of deductions

Source of supply	Appellants Deductions (after 10% allowance)	Council Deductions (after 10% allowance)
Sites with planning permission	404	8
Site with a 'resolution to grant' planning permission	45	0
Sites with appeals pending determination at 1 st April 2025	97	2
Allocated sites in the current Local Plan	80	0
Sites proposed for allocation for development within the withdrawn Local Plan	1,879	50
Site identified in the SLAA	27	0
Affordable housing sites	326	0
Total	2,858	60



4. 5YHLS calculations

Table SOCG9 – Summary of the 5YHLS position at 1st April 2025

	Requirement	Council	Appellant
A	Annual local housing need	2,046	2,046
B	5YHLS requirement without buffer (A X 5)	10,230	10,230
C	5% buffer (5% of B)	512	512
D	5YHLS requirement including buffer (B + C)	10,742	10,742
E	Annual 5YHLS requirement including buffer (D / 5)	2,148	2,148
	Supply		
F	Deliverable supply at 1 st April 2025	9,770	6,972
G	Supply in years (F / E)	4.55	3.25
H	Undersupply against the 5YHLS requirement including buffer (F – D)	-972	-3,770



