



Development Trends Report

Shropshire Report
2006-2011



January 2012

ANNUAL MONITORING REPORT 2006 - 2011

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INTRODUCTION

The Development Trends Report 2011 contains data and background information on housing, Class B* employment, retail, and leisure development in Shropshire between 2006 and 2011 (excluding Telford and Wrekin Council).

Following the change to a Unitary Council, the five districts and Shropshire County Council merged to become Shropshire Council and the region was divided into three planning areas:

North area – formally Oswestry and North Shropshire District Councils
Central area – formally Shrewsbury & Atcham Borough Council
South area – formally South Shropshire and Bridgnorth District Councils

Each planning authority is required to prepare an annual monitoring report (AMR) reviewing how the policies in their respective planning documents are working. The requirement for AMRs is set out in Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

Details of AMR requirements are set out in Planning Policy Statement (PPS) 12 – Local Development Frameworks and at the regional level, PPS11 – Regional Spatial Strategies. This is supported by best practice guidance notes and core indicators.

The data and background information for the reports has come from the Planning Land Use Monitoring System (PLUMS) which is maintained by the Information and Research, Strategy and Policy Group, Development Services at Shropshire Council. The PLUMS system consists of:

- An Oracle database set up to record and monitor housing, employment, retail, and leisure planning permissions and local plan allocations.
- Digitised sites on ArcGIS.

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CLASS B EMPLOYMENT LAND DEVELOPMENT IN SHROPSHIRE 2006 - 2011

Completions

Class B is a combination of the Class B1- Business (which includes B1a – office, B1b – research & development e.g. laboratories, studios and B1c – light industrial), Class B2 - General Industrial and Class B8 - Storage & Distribution use class orders.

It should be noted that it is permitted development for Use Class Order B1 to change to B8, B8 to change to B1 and for B2 to change to either B1 or B8 where the gross floor space is less than 235 sqm. Due to this we are unable to monitor some of the smaller developments that take place across Shropshire.

It is also permitted development for movement between the B1 Use Class Order regardless of floor space; therefore it is not possible to accurately measure separately the amount of B1a, B1b and B1c, it is of more use to look at the B1 Use Class Order as a whole.

Core indicator **BD1** Amount of floor space (sqm) developed for employment by type (B1a, B1b, B1c, B2 and B8)

Table 1: Floor space completions 2006-2010

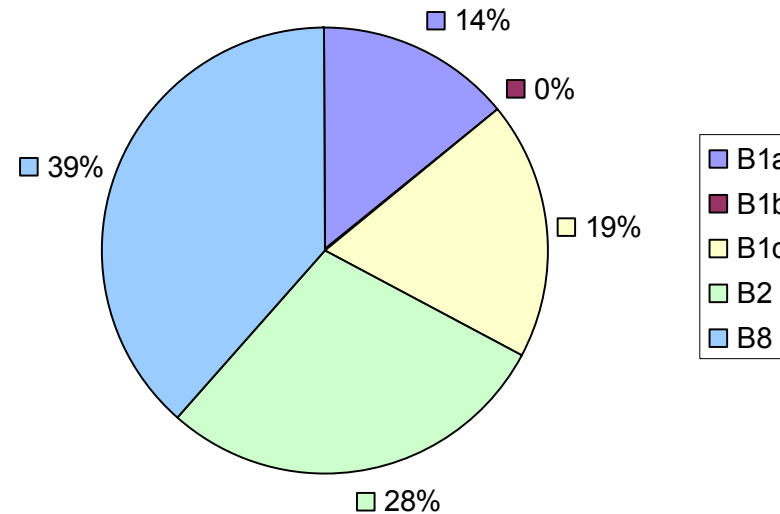
(See next page for 2010-2011)

	2006-2007	2007-2008	2008-2009	2009-2010
B1a	11728	12418	15863	6712
B1b	473	148	141	147
B1c	7100	4050	3863	2567
B2	25969	9276	10215	9496
B8	16602	17089	21082	13891
Total	61872	42981	51164	32813

Table 2: Employment floor space completions 2010-2011

2010-2011	
B1a	3782
B1b	0
B1c	4995
B2	7613
B8	10342
Total	26732

Figure 1: Class B employment land completions 2010-2011



During 2010-2011 B8 industrial saw the highest level of completions with 39% of the total completed floor space. The largest B8 completion was 2040 square metres completed for an extension to a warehouse at the Vicon Works, Ollerton, Market Drayton and at Battlefield Enterprise Park, Knights Way, Shrewsbury 1670 square meters was completed for Lock Stock Self Storage Ltd.

Core indicator BD2

Amount of floor space (sqm) and percentage developed for employment by type, on PDL (Previously developed land)
(See next page for 2010-2011)

Table 3: Employment completions on PDL

	2006-2007		2007-2008		2008-2009		2009-2010	
	Total	%	Total	%	Total	%	Total	%
B1a	4093	7	3984	9	8967	18	2983	9
B1b	265	0	104	0	0	0	147	0
B1c	3514	6	2373	6	2329	5	1537	5
B2	8727	14	5113	12	5170	10	6494	20
B8	7805	13	4562	11	9155	18	4484	14
Total	24404	39	16136	38	25621	50	15645	48

Table 4: Employment completions on Greenfield

	2006-2007		2007-2008		2008-2009		2009-2010	
	Total	%	Total	%	Total	%	Total	%
B1a	7635	12	8434	20	6896	13	3729	11
B1b	208	0	44	0	141	0	0	0
B1c	3586	6	1677	4	1534	3	1030	3
B2	17242	28	4163	10	5045	10	3002	9
B8	8797	14	12527	29	11927	23	9407	29
Total	37468	61	26845	62	25543	50	17168	52

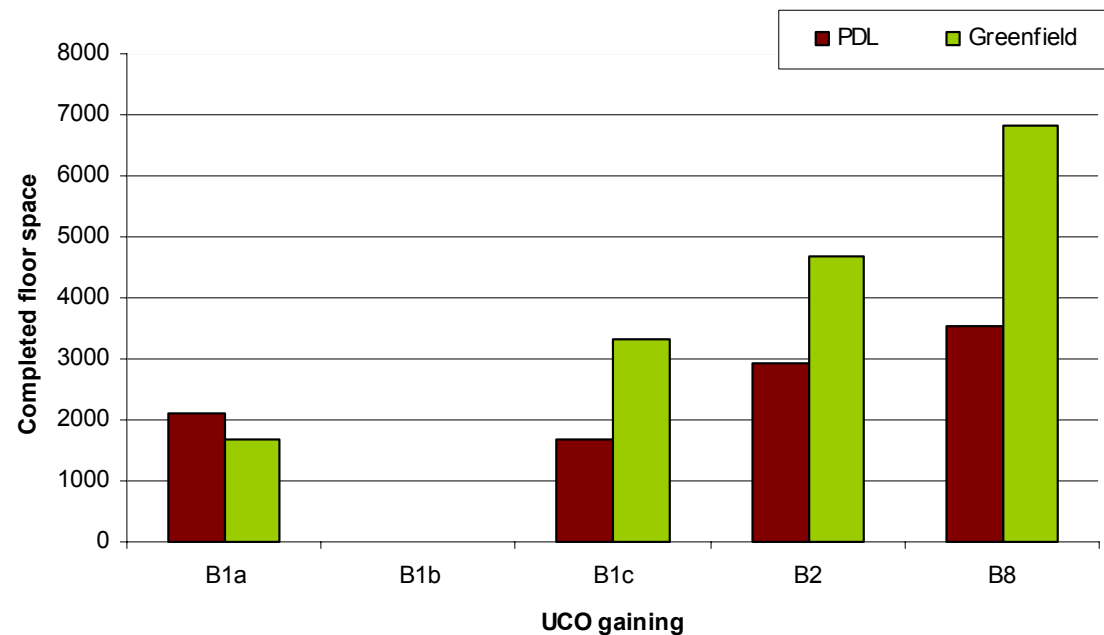
Table 5: Class B employment floor space completions 2010-2011 on PDL and Greenfield

	PDL	%	Greenfield	%
B1a	2094	8	1688	6
B1b	0	0	0	0
B1c	1690	6	3305	12
B2	2941	11	4672	17
B8	3532	13	6810	25
Total	10257	38	16475	62

During 2010-2011 more development took place on Greenfield than PDL. On land off Shakespeare Way, Whitchurch 2841 square metres was completed for B1, B2 and B8 use and at Lowfield, Marton a workshop building and a storage building were created with a total of 2757 square metres.

On PDL land the largest completion was for 2040 square metres of floor space created at Vicon Works, Ollerton, Market Drayton for an extension to an existing warehouse for B8 use.

Figures 2: Class B employment floor space completions 2010-2011

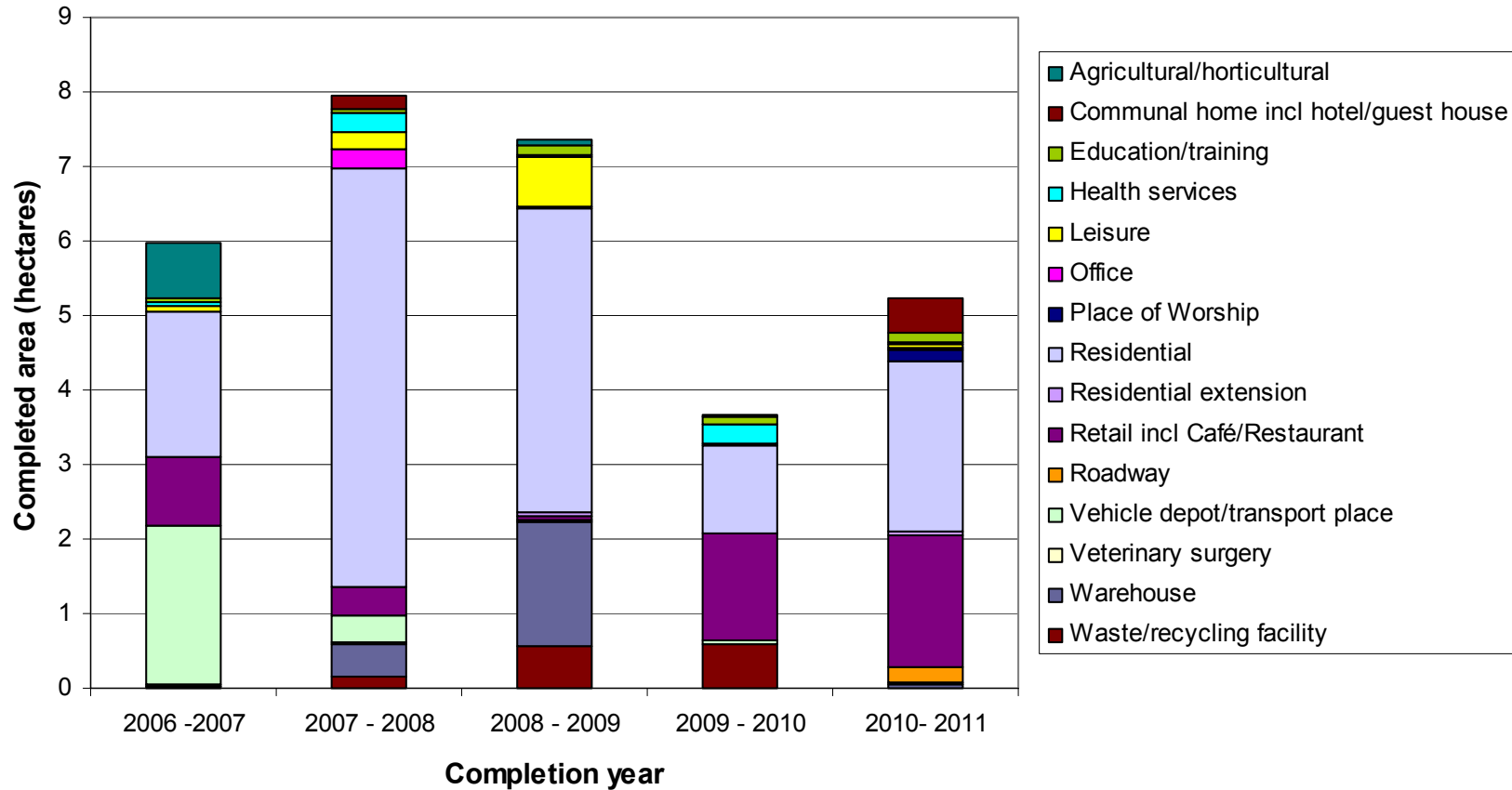


Total losses of employment land (hectares)

Table 6: Loss of employment land to other uses 2006-2011

	2006 -2007	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011	Total
Agricultural/horticultural	0.728	0	0.076	0	0	0.804
Communal home incl hotel/guest house	0.016	0.179	0.003	0.013	0.441	0.652
Education/training	0.028	0.062	0.136	0.114	0.144	0.484
Health services	0.057	0.244	0.014	0.258	0.022	0.595
Leisure	0.08	0.234	0.656	0.007	0.06	1.037
Office	0	0.267	0.031	0	0.023	0.321
Place of Worship	0	0	0	0	0.146	0.146
Residential	1.952	5.6	4.084	1.184	2.291	15.111
Residential extension	0.006	0	0.044	0	0.032	0.082
Retail incl Café/Restaurant	0.906	0.399	0.067	1.449	1.774	4.595
Roadway	0	0	0	0	0.202	0.202
Vehicle depot/transport place	2.146	0.36	0	0.03	0.017	2.553
Veterinary surgery	0.01	0.014	0.01	0.006	0.02	0.06
Warehouse	0.033	0.439	1.681	0	0.049	2.202
Waste/recycling facility	0	0.157	0.557	0.595	0	1.309
Shropshire total	5.962	7.955	7.359	3.656	5.221	30.153

Figure 3: Loss of employment land 2006-2011



Of the 5.221 hectares of employment land lost during 2010-2011 44% was lost to new housing and 25% to retail use.

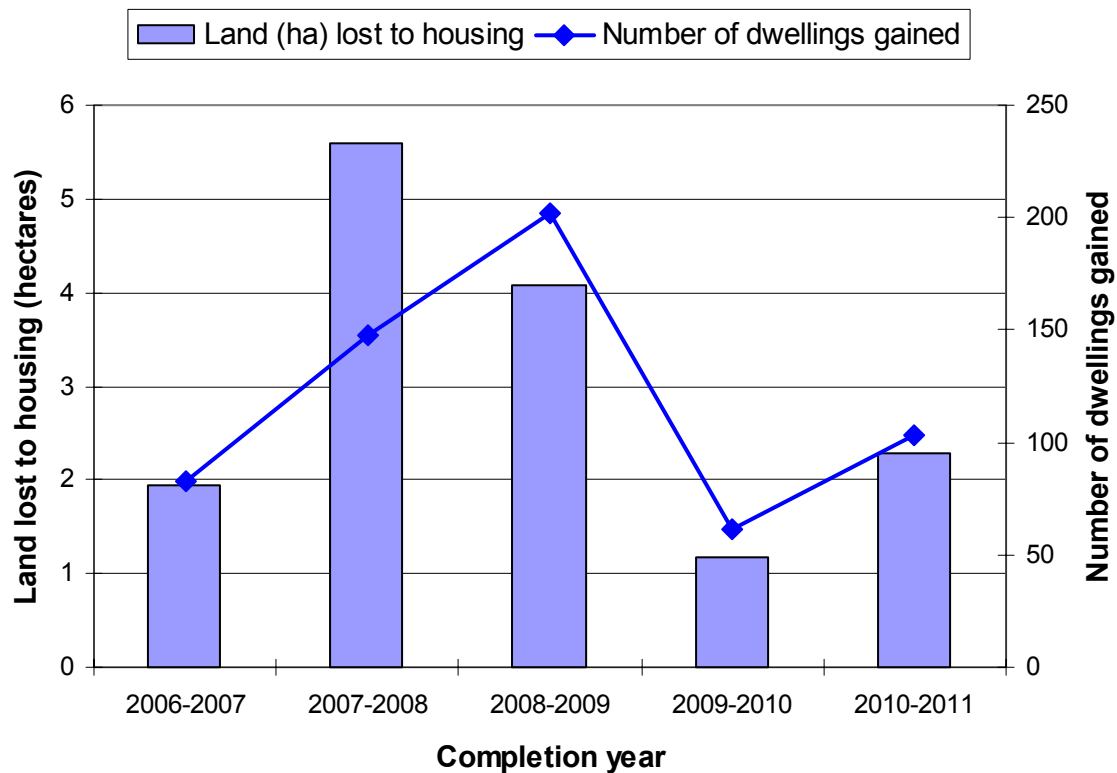
The largest loss of employment land was at units 1-4, Sleep Industrial Estate, Sleep, Nr Wem where there was a change of use from B1 use to D1 use for an education and training centre (1.235ha)..

Total losses of employment land to housing

Table 7: Housing completions on former employment land

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Land (ha) lost to housing	1.952	5.6	4.084	1.184	2.291
Number of dwellings gained	83	148	202	61	103

Figure 4: Graph showing area of land lost to housing and number of dwellings completed.



Of the 103 dwellings completed during 2010 - 2011 the largest number of dwellings built was 91 on the site of a former concrete works at Station Road, Llanymynech.

Also 17 dwellings have been erected on land at Calcutts Road, Jackfield, Telford which was formerly used as a cement works and closed in the 1930's.

Table 8: Total employment land completed in each hinterland area (site area in hectares)

(See Map 1 on page 14 for a map showing hinterland areas of Shropshire)

Hinterland	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	m ²	ha	m ²	ha	m ²	ha	m ²	ha	m ²	ha
Albrighton	278	0.024	172	0.017	31	0.01	78	0.029	0	0
Bishops Castle	244	0.054	1994	0.887	606	0.488	628	0.559	3122	0.321
Bridgnorth	1001	0.512	4419	1.709	3955	0.785	324	0.126	2752	0.422
Broseley	414	0.378	0	0	40	0.005	0	0	160	0.017
Church Stretton	52	0.006	1422	0.17	180	0.069	120	0.013	509	0.428
Cleobury Mortimer	1484	0.043	395	0.044	290	0.136	0	0	852	0.27
Craven Arms	492	0.195	523	0.173	1629	0.17	144	0.058	194	0.077
Ellesmere	2013	0.314	1757	0.991	1613	0.599	373	0.041	142	0.008
Highley	0	0	0	0	0	0	0	0	155	0.016
Ludlow	1277	0.323	8403	2.029	1298	0.313	3597	0.84	3449	0.498
Market Drayton	1231	0.341	1134	0.171	5358	1.422	4322	1.317	4207	0.996
Minsterley and Pontesbury	50	0.024	1214	0.062	842	0.515	1891	0.211	184	0.02
Much Wenlock	0	0	420	0.193	119	0.012	0	0	0	0
Oswestry	8382	1.858	1390	0.536	2918	0.402	4176	1.933	1392	0.685
Shifnal	2937	1.896	103	0.004	0	0	312	0.048	741	0.219
Shrewsbury	25454	6.605	17563	4.962	27304	6.478	10616	2.768	3449	0.512
Wem	4411	1.92	107	0.015	2268	2.207	281	0.324	1442	0.242
Whitchurch	12152	2.638	1965	0.502	2713	0.383	5951	0.619	3982	1.293
Total	61872	17.131	42981	12.465	51164	13.994	32813	8.886	26732	6.024

Table 9: Total employment land completed split between the main settlements and rural area

North area

	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	m ²	ha	m ²	ha	m ²	ha	m ²	ha	m ²	ha
Baschurch	0	0	0	0	0	0	0	0	0	0
Cheswardine	0	0	0	0	0	0	0	0	0	0
Clive	0	0	0	0	0	0	0	0	0	0
Cockshutt	0	0	0	0	0	0	0	0	0	0
Ellesmere	0	0	496	0.136	1312	0.374	245	0.026	0	0
Hadnall	0	0	0	0	0	0	0	0	0	0
Hinstock	0	0	0	0	0	0	0	0	0	0
Hodnet	0	0	0	0	0	0	0	0	0	0
Market Drayton	1090	0.226	431	0.04	378	0.035	2271	0.826	411	0.15
Oswestry	5751	0.684	1339	0.531	1634	0.231	10	0.004	164	0.017
Prees	0	0	0	0	0	0	0	0	0	0
Shawbury	0	0	0	0	0	0	0	0	0	0
Wem	0	0	0	0	0	0	0	0	500	0.035
Whitchurch	12012	2.438	154	0.025	0	0	5908	0.6	3137	0.872
Woore	0	0	0	0	0	0	0	0	0	0
Rural Area	9536	3.864	4026	1.493	11546	4.373	6669	2.778	6953	2.15
Total	28389	7.212	6446	2.225	14870	5.013	15103	4.234	11165	3.224

Central area

	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	m ²	ha	m ²	ha	m ²	ha	m ²	ha	m ²	ha
Shrewsbury	20981	5.111	15438	4.381	23514	5.587	9452	2.391	2182	0.158
Acton Burnell	0	0	0	0	0	0	0	0	0	0
Bayston Hill	0	0	0	0	0	0	0	0	0	0
Bicton	0	0	0	0	0	0	0	0	0	0
Bomere Heath	0	0	0	0	0	0	0	0	0	0
Condover	0	0	0	0	0	0	0	0	0	0
Cressage	0	0	0	0	0	0	0	0	0	0
Cross Houses	0	0	0	0	0	0	0	0	0	0
Dorrington	0	0	0	0	0	0	0	0	0	0
Ford	0	0	0	0	0	0	0	0	0	0
Hanwood/Hanwood Bank	0	0	0	0	0	0	0	0	0	0
Longden	0	0	0	0	0	0	0	0	0	0
Minsterley	0	0	0	0	289	0.03	1722	0.169	144	0.017
Montford Bridge	0	0	0	0	0	0	0	0	0	0
Nesscliffe	0	0	0	0	0	0	0	0	0	0
Pontesbury	0	0	0	0	0	0	169	0.042	0	0
Upton Magna	0	0	90	0.01	0	0	0	0	0	0
Wattlesborough Hth/Halfway Hse	0	0	0	0	0	0	0	0	0	0
Westbury	0	0	0	0	0	0	0	0	0	0
Rural Area	4273	1.353	4606	0.927	4202	1.392	1284	0.39	1501	0.579
Total	25254	6.464	20134	5.318	28005	7.009	12627	2.992	3827	0.754

South area

	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	m ²	ha	m ²	ha	m ²	ha	m ²	ha	m ²	ha
Albrighton	278	0.024	0	0	31	0.01	0	0	0	0
Alveley	0	0	0	0	0	0	25	0.003	0	0
Alveley Ind Estate	0	0	0	0.533	0	0	0	0	0	0
Bishops Castle	121	0.033	0	0	326	0.128	80	0.431	221	0.015
Broseley	0	0	0	0	0	0	0	0	0	0
Bridgnorth	403	0.157	337	0.097	1622	0.373	201	0.053	9	0.003
Bucknell	0	0	0	0	0	0	0	0	0	0
Burford	0	0	0	0	0	0	0	0	0	0
Church Stretton	52	0.006	0	0	0	0	0	0	0	0
Clee Hill	0	0	0	0	0	0	0	0	0	0
Cleobury Mortimer	0	0	0	0	0	0	0	0	314	0.118
Clun	0	0	0	0	0	0	0	0	0	0
Craven Arms	250	0.094	439	0.164	1629	0.17	144	0.058	0	0
Ditton Priors	0	0	0	0	0	0	0	0	0	0
Highley	0	0	0	0	0	0	0	0	0	0
Ludlow	112	0.025	4319	1.069	1138	0.297	3085	0.71	1400	0.286
Much Wenlock	0	0	0	0	0	0	0	0	0	0
Shifnal	202	0.024	0	0	0	0	312	0.048	201	0.047
Rural Area	6811	3.092	11306	3.059	3543	0.994	1236	0.357	9595	1.577
Total	8229	3.455	16401	4.922	8289	1.972	5083	1.660	11740	2.046

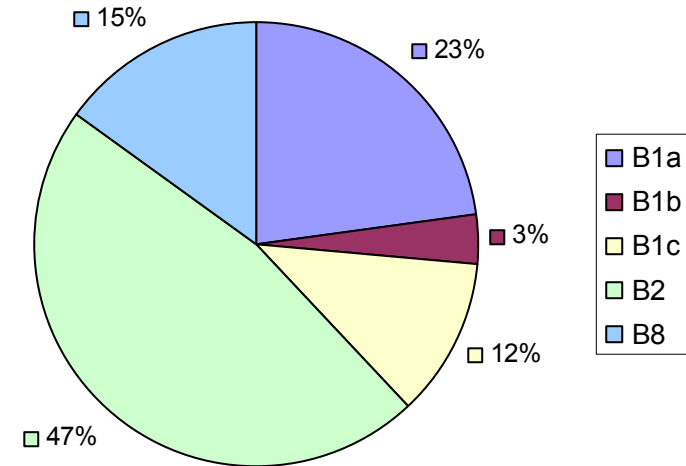
Core indicator BD3 Employment land available by type as at 1st April 2011

This includes land which may currently be under construction

Table 10: Available employment land by type (site area in hectares)

	Outstanding permissions	Allocations (adopted)	Total
B1a	23.025	10.773	33.798
B1b	0.161	4.800	4.961
B1c	7.233	10.084	17.317
B2	39.032	30.393	69.425
B8	18.565	3.465	22.030
Total	88.016	59.515	147.531

Figure 5: Outstanding employment permissions and allocations for B use employment land



Of the outstanding 88.016 hectares of employment land with planning permission only 14.412 hectares was under construction at April 2011. Of the remaining 73.604 hectares 38% has full planning permission and 62% has outline permission.

Class B2 accounts for 47% of the total outstanding hectares with planning permission. The largest site is an area of 8.5 hectares adjacent to the Muller Dairy site in Market Drayton for a proposed new manufacture and distribution site.

The majority of the larger outstanding planning permissions are on existing business parks. On land east of Battlefield, Shrewsbury 7.928 hectares has outline planning permission for the use of land for organic and non-organic food related B1,B2&B8 uses.

6.435 hectares of outstanding permissions are for the conversion of agricultural buildings to employment use.

Table 11: Outstanding class B employment permissions & allocations on PDL and Greenfield at April 2011 (site area hectares)

Class B Type	Permissions		Allocations	
	PDL	Greenfield	PDL	Greenfield
B1a	8.934	14.091	1.463	9.31
B1b	0.04	0.121	0	4.8
B1c	2.734	4.499	4.166	5.918
B2	11.784	27.248	5.871	24.522
B8	6.015	12.55	2.322	1.143
Total	29.507	58.509	13.822	45.693

Figure 6: Outstanding employment permissions on PDL/Greenfield

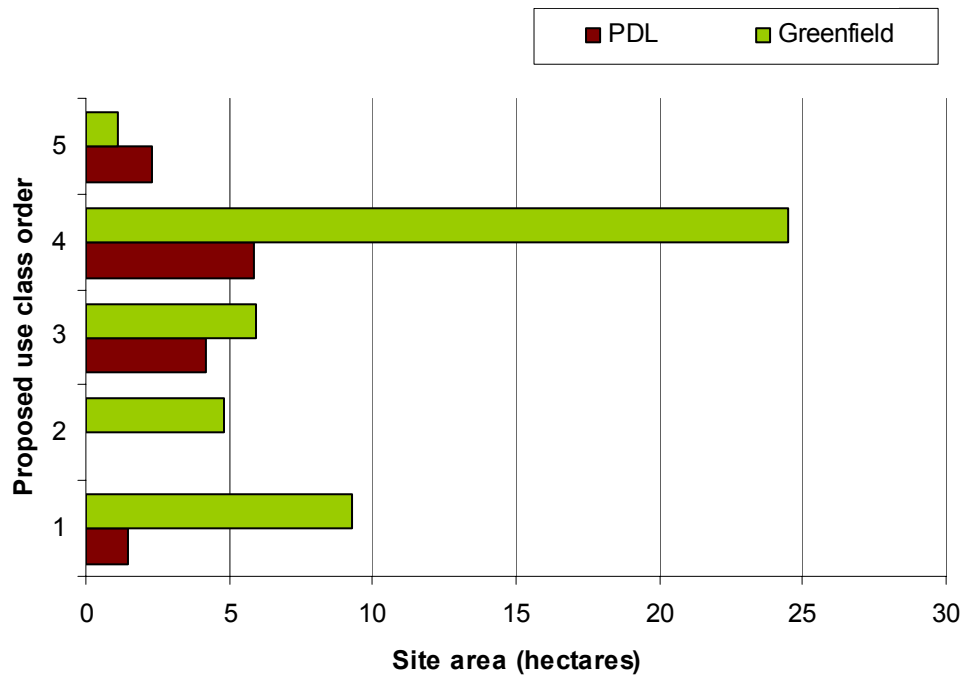
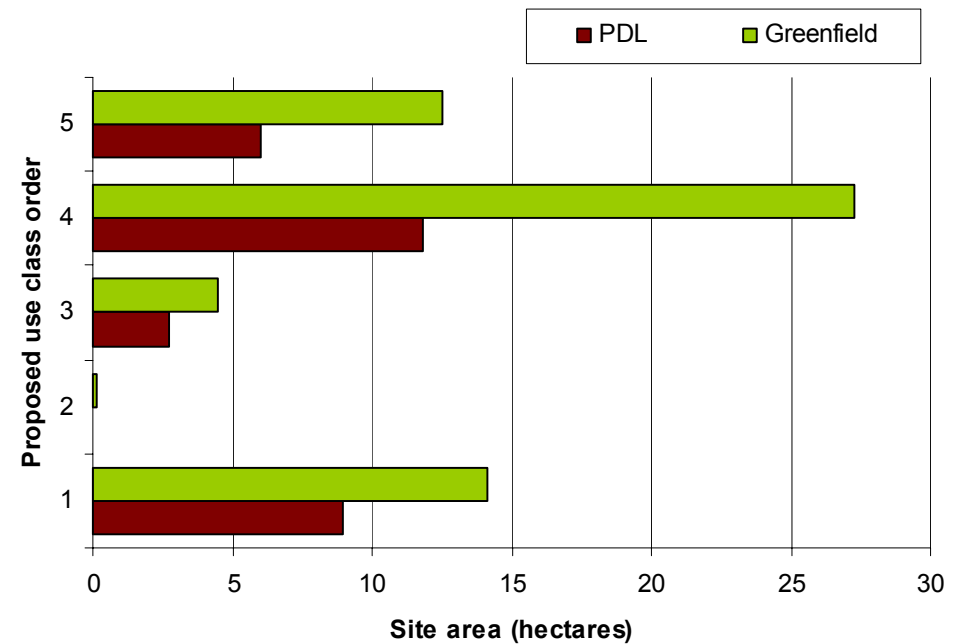


Figure 7: Outstanding employment allocations on PDL/Greenfield



Of the outstanding permissions the largest use on Greenfield land is for B2 use (27.604 hectares). Of this total the largest site is at the Muller Dairy site At Market Drayton (8.5 hectares).

Of the allocations, 71% is on Greenfield land. The largest allocated site is 12 hectares west of Mile Oak industrial site and 5.3 hectares south of Civic Park, Whitchurch. On previously developed land, 2.846 hectares remain at Stanmore Industrial Estate, Bridgnorth and 2.072 hectares at Wem Industrial Estate.

Table 12: Total employment land outstanding in each hinterland area April 2011 (site area in hectares)

Hinterland	Permissions	Allocations
Albrighton	0.586	0.000
Bishop's Castle	2.925	1.385
Bridgnorth	5.779	4.199
Church Stretton	1.692	5.024
Cleobury Mortimer	0.100	0.000
Craven Arms	0.370	1.270
Ellesmere	7.028	1.200
Highley	0.155	0.590
Ludlow	3.546	0.606
Market Drayton	16.250	4.965
Minsterley and Pontesbury	0.708	0.000
Much Wenlock	0.633	1.659
Oswestry	10.031	17.461
Shifnal	0.025	0.000
Shrewsbury	31.378	8.504
Wem	0.871	2.072
Whitchurch	5.939	10.580
Total	88.016	59.515

Map 1: Hinterland areas of Shropshire

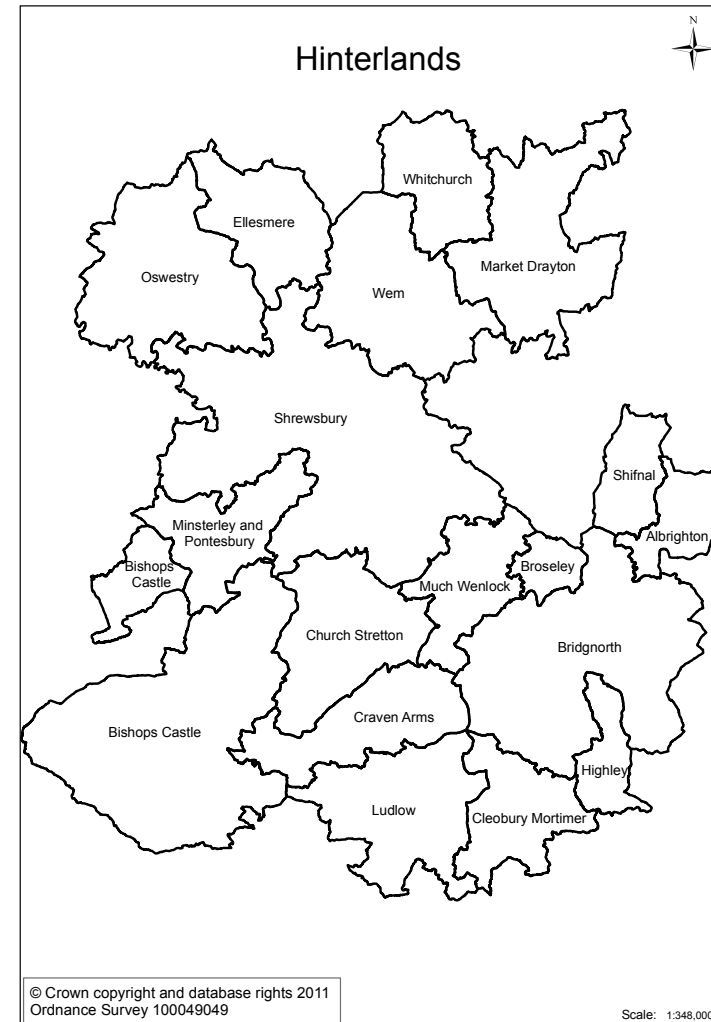


Table 13: Outstanding class B employment land available in main settlements April 2011 (site area in hectares)

North Area

Main settlements	Permissions	Allocations
Cheswardine	0.04	0.00
Ellesmere	6.621	1.20
Market Drayton	14.782	4.965
Oswestry	5.899	14.411
Prees	0.00	0.20
Wem	0.053	0.00
Whitchurch	3.070	5.58
Rural Area	9.758	9.922
Total	40.223	36.278

One of the most interesting proposals permitted during 2010 – 2011 is for the redevelopment of the Ditherington Flax mill site in Shrewsbury. The original Grade I listed building was built in 1797 and was famed for its ‘fireproof construction’ and iron frame – the first of its kind. The flax business thrived and the site continued to be developed. Other buildings on the site are Grade II listed and most were in place by 1812. During the late nineteenth century the buildings became a maltings until closing in 1987.

The plans include an outline application for the repair and re-use of historic buildings to create workspace and cultural activities, offices, homes, car parking and landscaping.

Central area

Main settlements	Permissions	Allocations
Shrewsbury	21.156	3.350
Minsterley	0.538	0.000
Montford Bridge	0.044	0.000
Rural Area	10.484	5.154
Total	32.222	8.504

The second full application is for the repair and alterations to the listed buildings including the demolition of the north silo and demolition of all non-listed buildings on the Spring Gardens sites. The third application is for listed building consent.

South area

Main settlements	Permissions	Allocations
Albrighton	0.022	0.000
Alveley Industrial Est	0.286	0.149
Bishop's Castle	2.608	0.000
Bridgnorth	5.170	0.344
Burford	1.478	0.000
Bucknell	0.000	1.385
Cleobury Mortimer	0.091	0.000
Clun	0.001	0.000
Craven Arms	0.362	4.697
Ditton Priors	0.000	0.860
Highley	0.007	0.590
Ludlow	1.757	0.606
Much Wenlock	0.015	1.659
Shifnal	0.025	0.000
Rural Area	3.749	4.443
Total	15.571	14.733

HOUSING COMPLETIONS IN SHROPSHIRE 2006 – 2011

Planning Context

Housing development in Shropshire will be determined by the requirements of the Shropshire Development Plan. This comprises the West Midlands Regional Spatial Strategy (WMRSS) and the emerging Shropshire Local Development Framework (LDF). The Development Plan also comprises the 'saved' policies in both the former District Local Plans and the Joint Shropshire and Telford & Wrekin Structure Plan (2002).

The adopted WMRSS (2004) is subject to a Partial Revision including revised housing targets for the region for the period 2006-2026. In Shropshire, the Preferred Option target is 25,700 dwellings with 6,200 to be provided in Shrewsbury. However, following a Public Examination of the Strategy, it is proposed that the number of dwellings be increased to 27,500 for Shropshire and 6,500 for Shrewsbury.

Shropshire's LDF will need to deliver these targets through ensuring an adequate supply of suitable and deliverable land and the phasing of development sites. In addition, the Shropshire LDF should also take account of the following considerations:

<ul style="list-style-type: none">• availability of previously used land and buildings in urban areas;• need to promote a range and choice of house types;• need to achieve targets for the provision of affordable housing;	<ul style="list-style-type: none">• accessibility by public transport / sustainable modes of transport;• infrastructure limitations and land or development constraints;• development pressures in environmentally sensitive areas.
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Core indicator: H2 - Housing

Table 14: Housing completions in Shropshire 2006-2011 alongside number of dwellings lost

North area

Number of dwellings	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
	530	15	504	22	585	16	412	21	287	5

Central area

Number of dwellings	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
	305	23	294	38	343	11	368	10	381	48

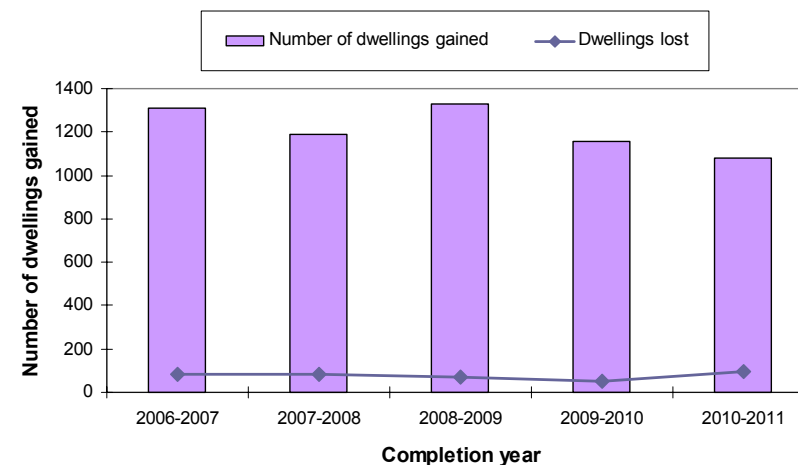
South area

Number of dwellings	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
	473	42	394	26	404	42	380	21	410	41

Shropshire total

Number of dwellings	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
	1308	80	1192	86	1332	69	1160	52	1078	94

Figure 8: Shropshire housing completions



These figures, and all subsequent graphs and tables, include self contained residential annexes and replacement dwellings but exclude residential caravans.

Core Output Indicator H2d(2a)

Table 15: Housing trajectory for Shrewsbury and Shropshire

Housing trajectory						
	Shrewsbury Town			Shropshire Total		
	09-10	10-11	11-12	09-10	10-11	11-12
Target	325	325	325	1375	1375	1375
Performance	270	252	212	1112	984	999

Figure 9: Housing trajectory for Shrewsbury 2009-2010 to 2011-2012

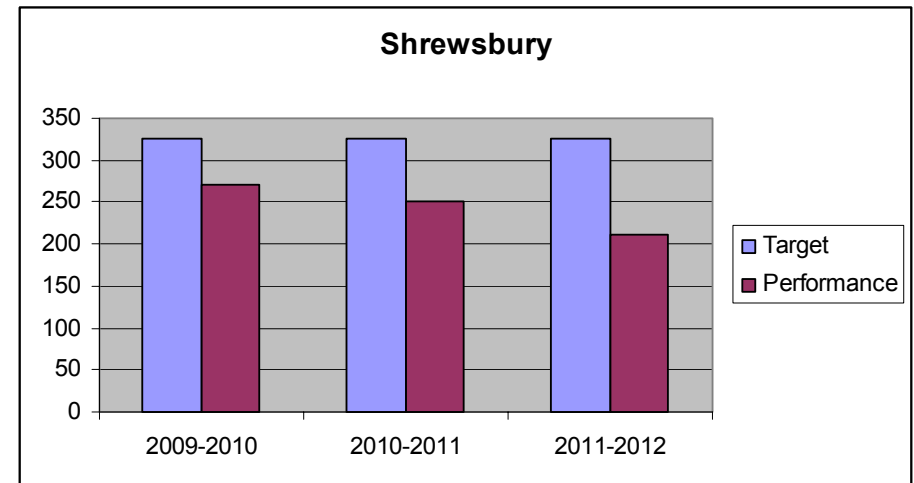


Figure 10: Housing trajectory for Shropshire 2009-2010 to 2011-2012

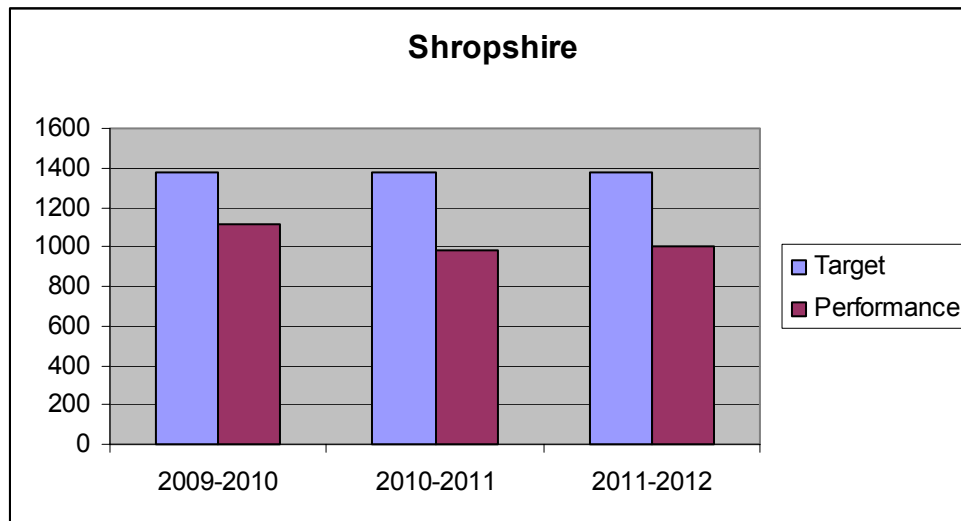


Table 16: Housing Trajectory for Shrewsbury town

Local Planning Authorities are required to prepare a housing trajectory annually as part of the AMR. The trajectory provides a position statement comparing past performance on housing supply with future forecasts and targets for completions, to illustrate variances and future trends. Housing Trajectories are provided for Shrewsbury town and for Shropshire as a whole.

Shrewsbury Town			
	Net Completions	Projected net dwellings	Core Strategy Target 2006-2026 (annualised)
2006-2007	197		325
2007-2008	173		325
2008-2009	254		325
2009-2010	270		325
2010-2011	252		325
2011-2012		212	325
2012-2013		196	325
2013-2014		202	325
2014-2015		310	325
2015-2016		343	325
2016-2017		355	325
2017-2018		402	325
2018-2019		400	325
2019-2020		401	325
2020-2021		413	325
2021-2022		424	325
2022-2023		424	325
2023-2024		424	325
2024-2025		424	325
2025-2026		424	325

Figure 11: Shrewsbury Housing Trajectory

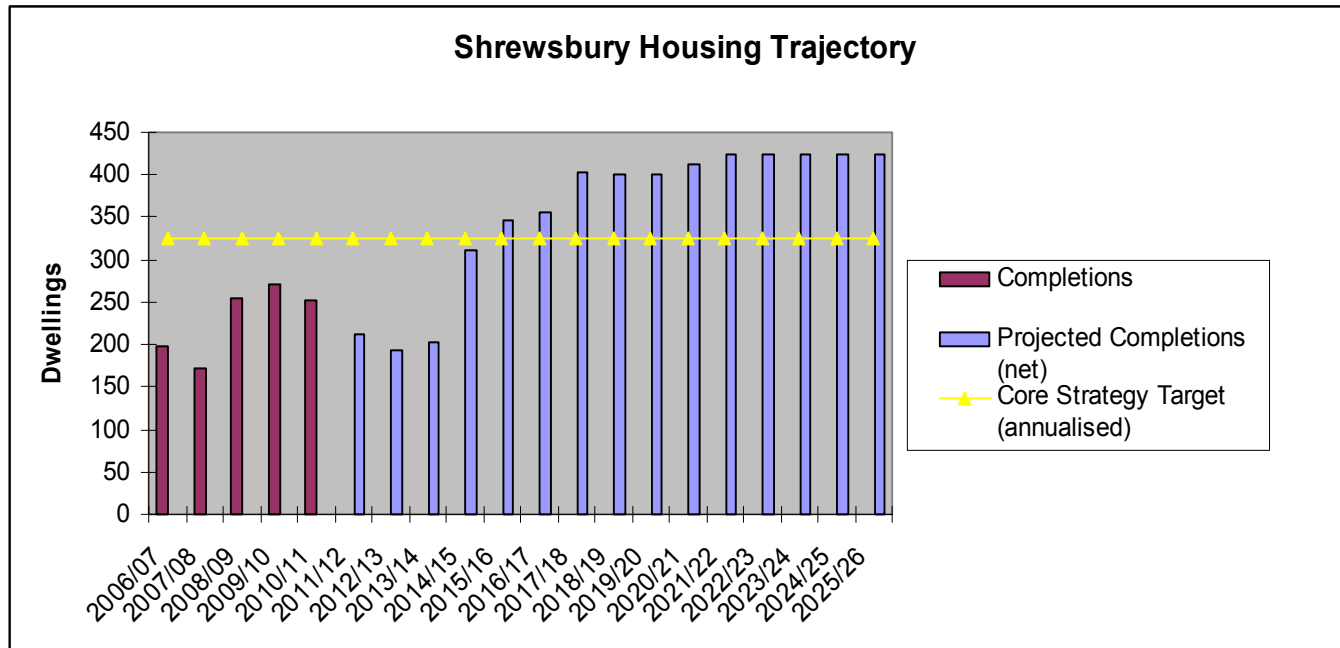
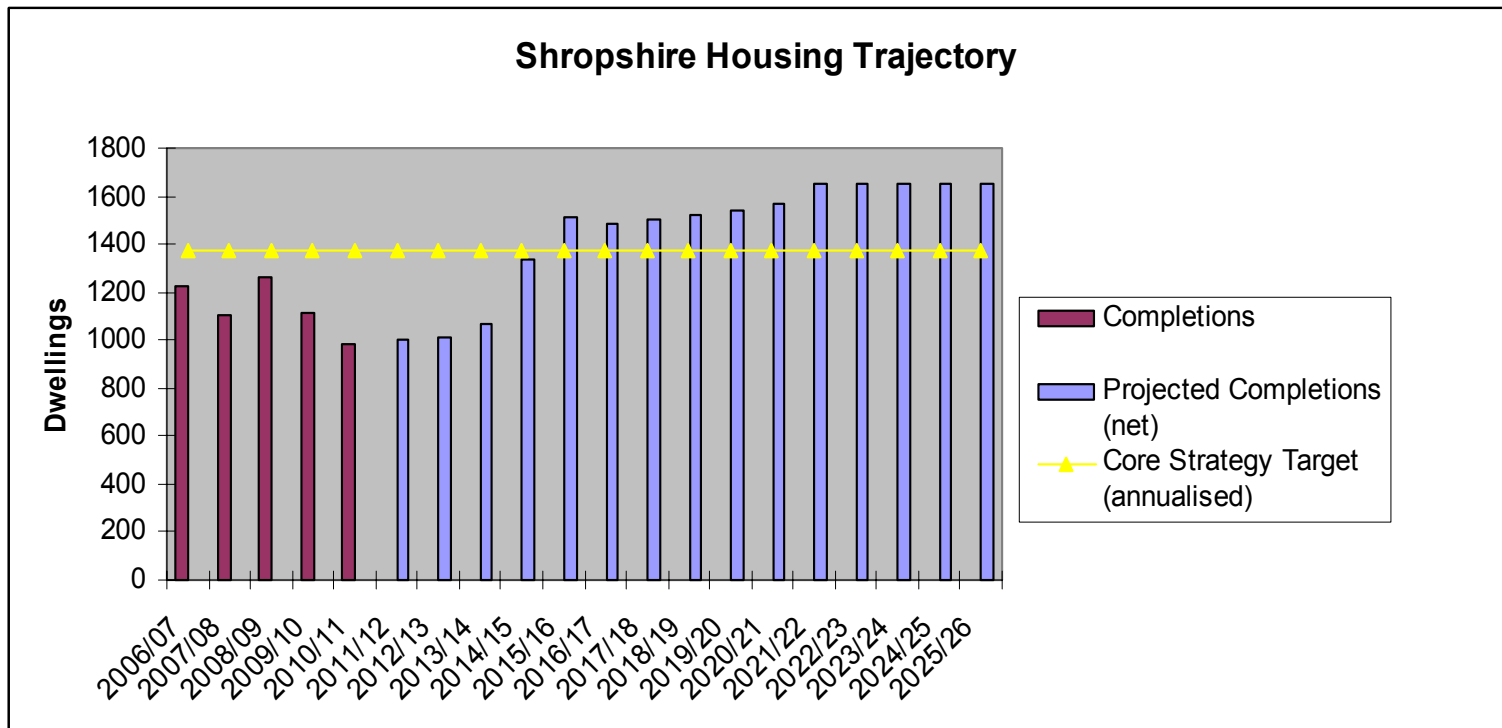


Table 17: Housing Trajectory for Shropshire

Shropshire			
	Net Completions	Projected net dwellings	Core Strategy Target 2006-2026 (annualised)
2006-2007	1228		1375
2007-2008	1106		1375
2008-2009	1265		1375
2009-2010	1112		1375
2010-2011	984		1375
2011-2012		999	1375
2012-2013		1011	1375
2013-2014		1071	1375
2014-2015		1339	1375
2015-2016		1512	1375
2016-2017		1485	1375
2017-2018		1502	1375
2018-2019		1523	1375
2019-2020		1544	1375
2020-2021		1568	1375
2021-2022		1650	1375
2022-2023		1650	1375
2023-2024		1650	1375
2024-2025		1650	1375
2025-2026		1650	1375

Figure 12: Shropshire Housing Trajectory



Statement of Five Year Land Supply

PPS3 Housing requires local planning authorities to identify a 5 year supply of deliverable sites available for housing, to monitor this supply on an annual basis.

Five year Housing Land Supply Statements have been produced for Shropshire and Shrewsbury at 1st April 2011, and these statements are available on the Council's website. These statements include full details of the specific sites. In the interests of brevity, a summary table is set out below providing an overview.

The table demonstrates that there is a 5 year supply, in Shropshire and Shrewsbury. Based on the targets in the Core Strategy, there is 5.1 years' supply, and 5.3 years' supply, respectively. Progress has continued to be made on the preparation of the Site Allocations and Development Management (SAMDev) Plan during 2011. Once the SAMDev Plan is adopted, additional sites allocated in Shrewsbury, the Market Towns and Key Centres and Community Hubs will begin to come forward, significantly boosting the amount of deliverable land available.

The Statements have included information from the delivery statements for the Sustainable Urban Extensions (SUEs) proposed at Oswestry and at two locations in Shrewsbury. In addition, information has been gathered from the Shropshire Strategic Housing Land Availability Assessment, as well as a survey (October 2009) of developer intentions with regard to larger sites with planning permission. In future years, the 5 year supply will continue to be monitored and reviewed using the Shropshire Council's Planning and Land Use Monitoring System, linked to the Shropshire Strategic Housing Land Availability Assessment and continuing dialogue with housing developers, agents and landowners.

Table18: Shropshire Housing Land Supply

	Shrewsbury town	Shropshire total
Sites under construction	303	1738
Deliverable sites with planning permission (not started)	492	2587
Deliverable sites without planning permission (including SUEs and sites identified in SHLAA)	1107	3128
TOTAL (x)	1902	7453
Residual 5 year requirement (y)	1784	7268
Percentage supply	107%	103%
No. of years' supply	5.3 years	5.1 years

NI 159 – Supply of Ready to Develop Housing Sites

Formula $\frac{(x)}{(y)} \times 100$

Where:

x = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)

y = the planned housing provision required for the 5 year period (net additional dwellings)

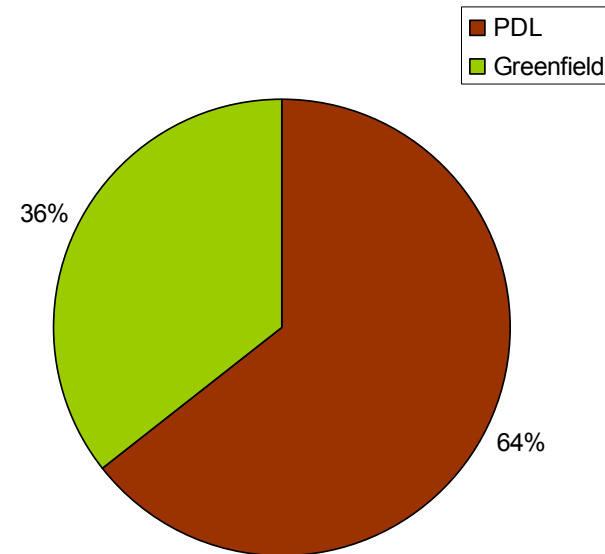
Core indicator H3: Percentage of new & converted dwellings on PDL & Greenfield 2010-2011

New build includes replacement dwellings and extensions. Converted dwellings are dwellings gained through the conversion of an existing dwelling (e.g. conversion of one house into 4 apartments). Change of use is the number of dwellings created from non residential buildings.

Table 19: New and converted dwellings split between PDL & Greenfield 2010-2011

	PDL			Greenfield		
	Dwellings gained	Dwellings lost	Percentage of gross completions%	Dwellings gained	Dwellings lost	Percentage of gross completions%
New build	261	75	24	272	0	25
Conversion	27	19	3	0	0	0
Change of use	407	0	38	0	0	0
Barn conversion	0	0	0	111	0	10
Total	695	94	64	383	0	36

Figure 13: Pie chart showing split between PDL & Greenfield



**Table 20:
Housing completions on PDL by type of development 2006-2011**

	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	Total	%	Total	%	Total	%	Total	%	Total	%
Conversion	244	19	265	22	147	11	141	12	134	12
New build	172	13	222	19	208	16	185	16	164	15
Redevelopment	322	25	207	17	386	29	316	27	368	34
Replacement dwelling	22	2	23	2	16	1	22	2	18	2
Extension	11	1	15	1	29	2	1	0	11	1
Totals	771	59	732	61	786	59	665	57	695	64

**Table 21:
Housing completions on Greenfield by type of development**

	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	Total	%	Total	%	Total	%	Total	%	Total	%
Conversion	106	8	157	13	125	9	111	10	105	10
New build	389	30	300	25	421	32	384	33	272	25
Redevelopment	42	3	3	0	0	0	0	0	6	1
Replacement dwelling	0	0	0	0	0	0	0	0	0	0
Extension	0	0	0	0	0	0	0	0	0	0
Totals	537	41	460	39	546	41	495	43	383	36

During 2010-2011, 368 dwellings (34%) were redevelopments on previously developed land. The largest number of completions were at the Spring Gardens, Shrewsbury site (the former MEB and BT centres) with 60 dwellings completed during 2010-2011.

On Greenfield land 86 dwellings were completed on the Wenlock Road, Bridgnorth site.

Figure 14: New & converted dwellings on PDL split by category

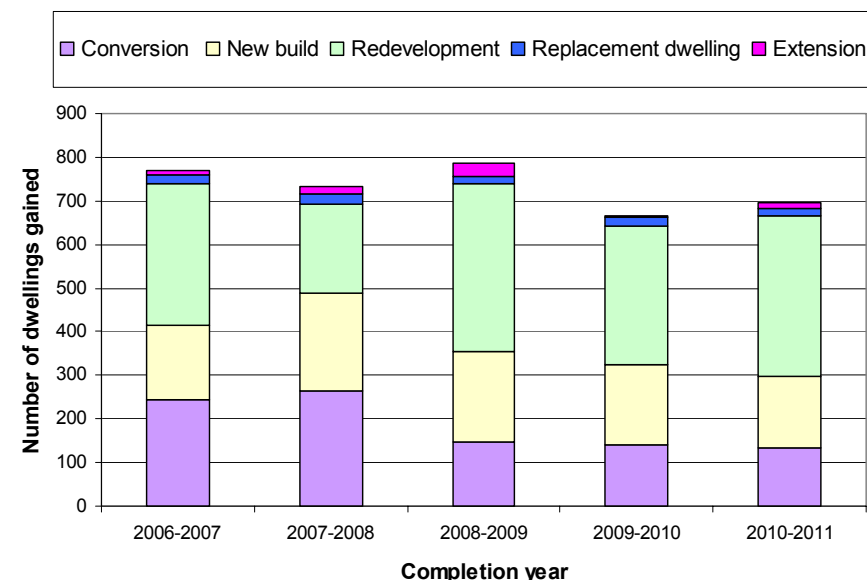
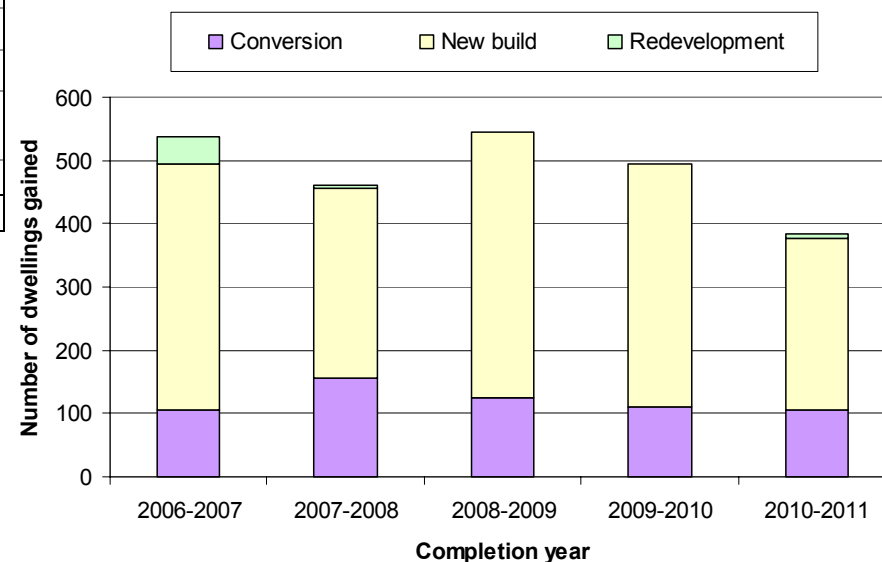


Figure 15: New & converted dwellings on greenfield split by category



Core indicator H5 – Affordable housing completions

Split between social rented and intermediate (see glossary for definitions)

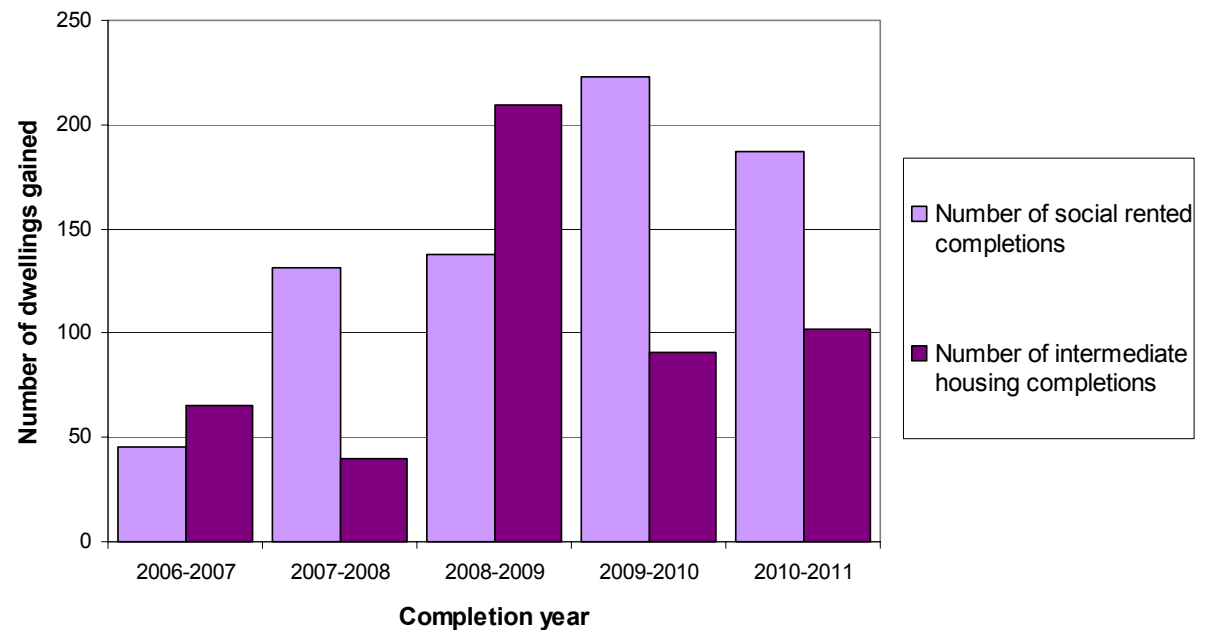
Regional Spatial Strategy Policy CF5 - stresses that housing should be provided for those whose access to and choice of accommodation is restricted for reasons of affordability. Local Authorities, developers and social housing providers should cooperate to create more balanced and mixed communities through the provision of a range of housing types and tenures within new housing developments and sites across all parts of the Region.

It should be noted that the figures below are based on affordable housing coming through the planning system and are, therefore, lower than the total numbers added to the affordable housing stock over the years. e.g. it does not include transfer of dwelling ownership to a RSL.

Table 22: Affordable housing completions 2006-2011

Year	Number of social rented completions	Number of intermediate housing completions
2006-2007	45	65
2007-2008	131	40
2008-2009	138	209
2009-2010	223	91
2010-2011	187	102
Total	724	507

Figure 16: Affordable housing completions 2006 - 2011



During 2010-2011 a total of 289 affordable dwellings were completed. This is almost 27% of the total housing completions for the year. A total of 83 affordable dwellings have been completed within Shrewsbury, 42 in Shifnal, and 23 in Llanymynech.

Further information

Table 23: Showing the amount of dwellings completed in each hinterland area

Hinterland	2006 - 2007	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011	Total
Albrighton	17	8	5	2	16	48
Bishops Castle	29	49	13	23	18	132
Bridgnorth	64	57	111	190	151	573
Broseley	16	9	0	2	48	75
Church Stretton	31	29	55	45	14	174
Cleobury Mortimer						
Mortimer	54	39	31	33	16	173
Craven Arms	50	19	10	17	7	103
Ellesmere	43	24	68	35	20	190
Highley	42	39	6	6	9	102
Ludlow	115	46	139	50	25	375
Market Drayton	118	116	117	104	52	507
Minsterley and Pontesbury	41	20	33	19	47	160
Much Wenlock	7	25	8	3	29	72
Oswestry	269	195	192	112	105	873
Shifnal	45	85	27	12	77	246
Shrewsbury	280	302	334	368	341	1625
Wem	37	58	117	91	69	372
Whitchurch	50	72	66	48	34	270
Total	1308	1192	1332	1160	1078	6070

Map 1: Hinterland areas of Shropshire

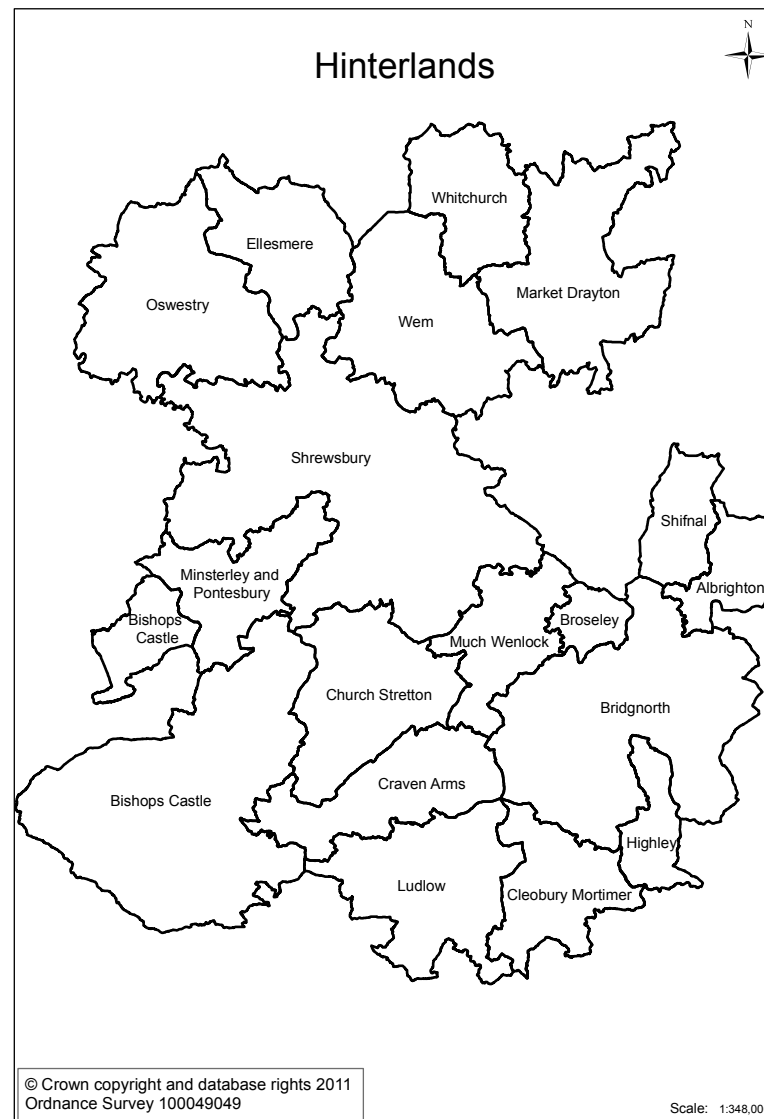


Table 24: Showing the amount of dwellings built in the main settlements compared to the rural areas from 2006-2011

North area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Baschurch	8	31	15	18	2	74
Cheswardine	0	0	0	0	0	0
Clive	0	1	1	3	0	5
Cockshutt	8	0	29	2	0	39
Ellesmere	13	11	32	8	11	75
Hadnall	0	0	12	15	5	32
Hinstock	1	38	0	3	0	42
Hodnet	0	0	0	0	0	0
Market Drayton	77	58	81	57	24	297
Oswestry	197	115	128	50	51	541
Prees	8	1	5	2	20	36
Shawbury	0	20	7	0	2	29
Wem	6	6	73	49	47	181
Whitchurch	25	48	39	37	1	150
Woore	7	3	6	3	0	19
Rural Area	180	172	157	165	124	798
Total	530	504	585	412	287	2318

Central area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Shrewsbury	210	197	262	274	292	1235
Acton Burnell	1	2	0	1	0	4
Bayston Hill	0	4	8	2	4	18
Bicton	1	1	0	0	0	2
Bomere Heath	0	0	9	8	0	17
Condover	2	0	0	0	0	2
Cressage	0	0	0	0	0	0
Cross Houses	14	0	0	0	1	15
Dorrington	2	2	1	0	0	5
Ford	0	0	0	0	0	0
Hanwood/Hanwood Bank	2	3	0	2	1	8
Longden	0	1	2	0	0	3
Minsterley	15	1	0	1	2	19
Montford Bridge	0	2	0	0	0	2
Nesscliffe	0	0	0	0	0	0
Pontesbury	15	5	11	9	1	41
Upton Magna	0	0	0	0	0	0
Wattlesborough Hth/Halfway Hse	0	3	0	0	0	3
Westbury	1	0	1	0	0	2
Rural Area	42	73	49	71	80	315
Total	305	294	343	368	381	1691

South area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Albrighton	13	0	0	0	14	27
Alveley	0	0	0	0	14	14
Bishops Castle	7	12	0	0	5	24
Bridgnorth	21	37	82	171	113	424
Broseley	15	8	0	2	19	44
Bucknell	0	1	0	1	1	3
Burford	3	4	0	0	1	8
Church Stretton	23	12	6	9	7	57
Clee Hill	0	0	3	0	0	3
Cleobury Mortimer	47	30	28	24	11	140
Clun	3	2	0	0	4	9
Craven Arms	43	11	8	12	1	75
Ditton Priors	0	1	0	0	7	8
Highley	36	35	3	6	7	87
Ludlow	103	34	26	41	16	220
Much Wenlock	2	8	0	0	25	35
Shifnal	44	80	20	11	75	230
Rural Area	113	119	228	103	90	653
Total	473	394	404	380	410	2061

Table 25: Tables showing the amount of dwellings (gross) built on windfall sites compared to allocated sites from 2006-2011

North area	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	No	%	No	%	No	%	No	%	No	%
Dwellings on windfall sites	328	62%	305	61%	378	65%	278	67%	182	63%
Dwellings on allocated sites	202	38%	199	39%	207	35%	134	33%	105	37%
Total	530	100%	504	100%	585	100%	412	100%	287	100%

Central area	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	No	%	No	%	No	%	No	%	No	%
Dwellings on windfall sites	268	88%	280	95%	325	95%	310	84%	216	57%
Dwellings on allocated sites	37	12%	14	5%	18	5%	58	16%	165	43%
Total	305	100%	294	100%	343	100%	368	100%	381	100%

South area	2006-2007		2007-2008		2008-2009		2009-2010		2010-2011	
	No	%	No	%	No	%	No	%	No	%
Dwellings on windfall sites	399	84%	341	87%	359	89%	211	56%	307	75%
Dwellings on allocated sites	74	16%	53	13%	45	11%	169	44%	103	25%
Total	473	100%	394	100%	404	100%	380	100%	410	100%

Figure 17: Charts showing percentage of new dwellings on windfall and allocated sites

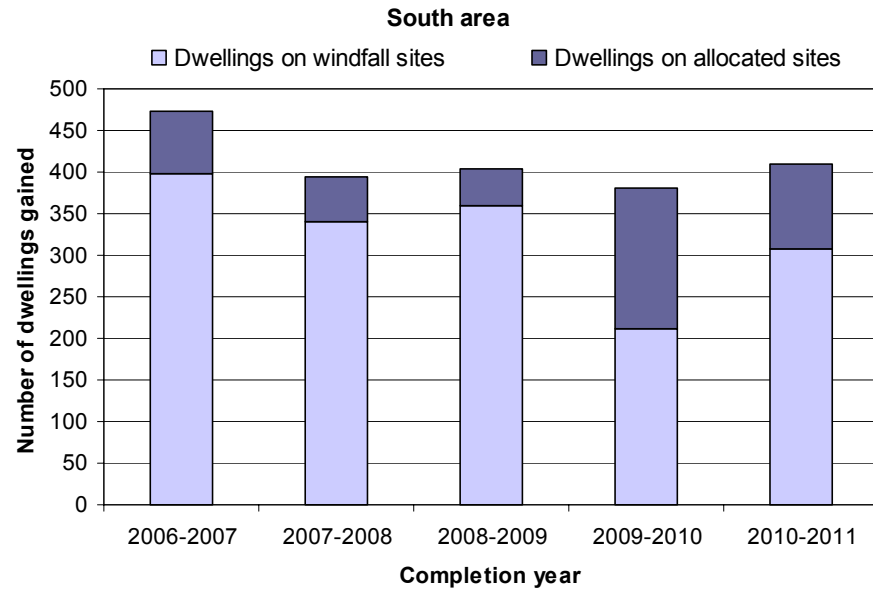
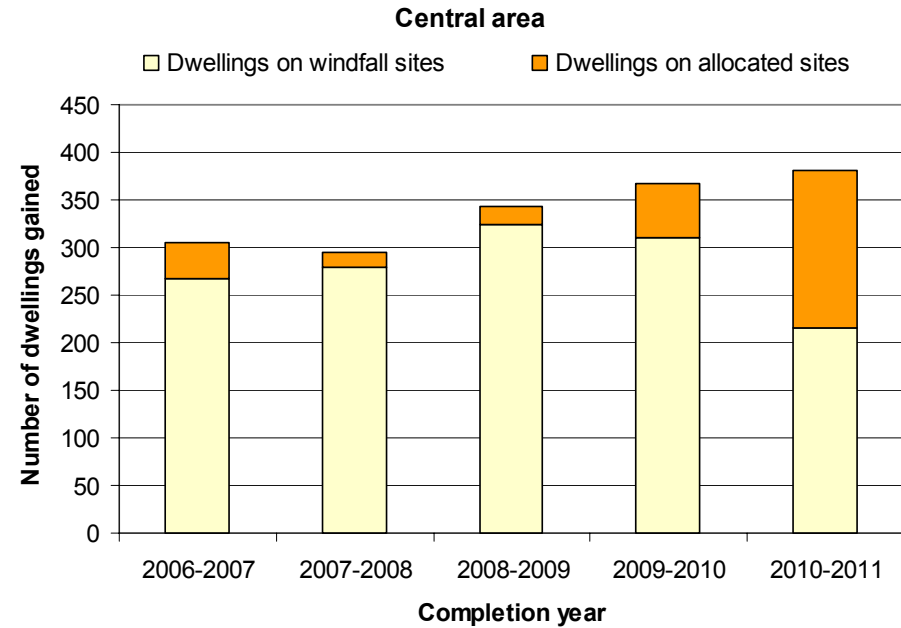
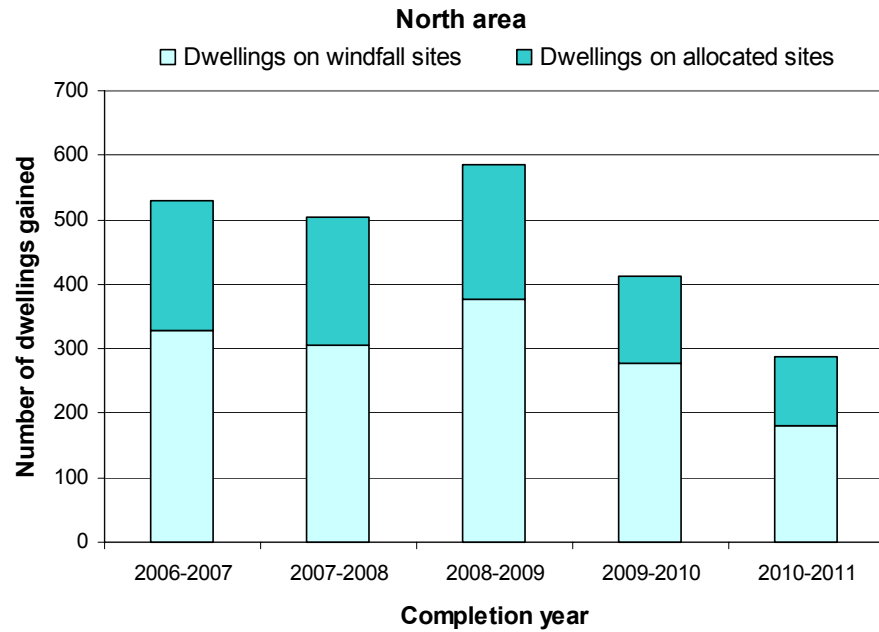


Table 26: Table showing the various house types 2006-2011

House type	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Annexe	47	54	7	2	0	110
Apartment/flat	344	283	415	386	327	1755
Detached bungalow	69	73	63	38	66	309
Detached house	363	302	288	216	203	1372
Maisonette	8	3	2	3	4	20
Semi detached bungalow	9	40	14	13	29	105
Semi detached house	132	150	204	164	147	797
Terraced bungalow	21	16	7	8	24	76
Terraced house	312	268	332	327	278	1517
Unknown	3	3	0	3	0	9
Total	1308	1192	1332	1160	1078	6070

Figure 18: Graph showing the different dwelling types 2006-2011

Since 2006 apartments and flats have made up the largest proportion of new dwellings completed with 29%.

Terraced houses or town houses accounted for 25% of the total.

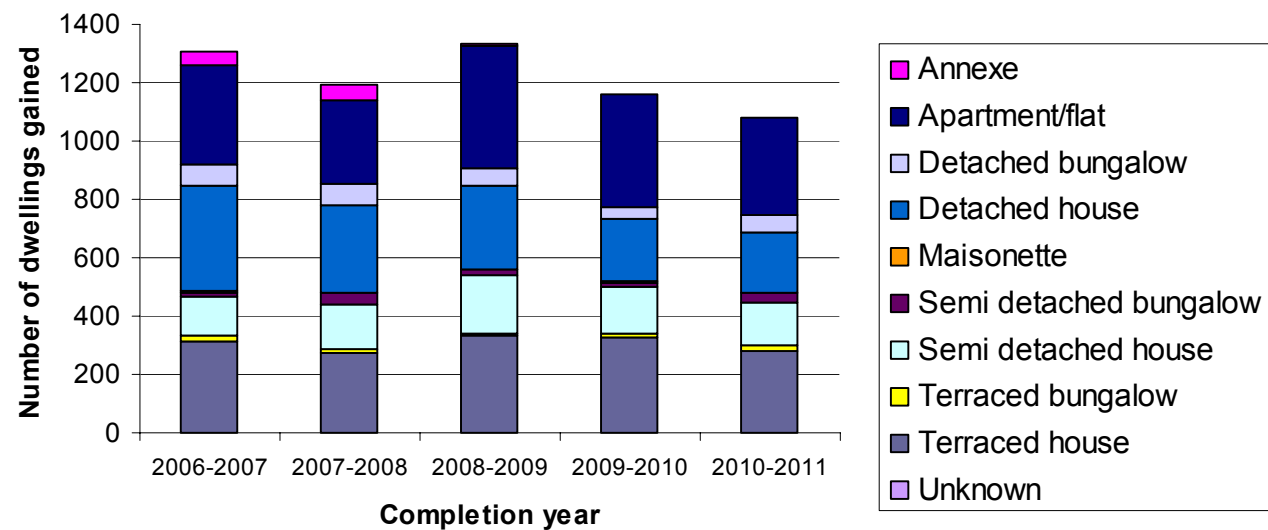


Table 27: Table showing the number of bedrooms in each house type 2010-2011

	Number of bedrooms								
	Unknown	1 bed	2 beds	3 beds	4 beds	5 Beds	6 beds	7 beds	Total
Apartment/flat	0	81	207	23	16	0	0	0	327
Detached bungalow	0	7	24	25	10	0	0	0	66
Detached house	1	2	26	56	88	27	1	2	203
Maisonette	0	0	2	2	0	0	0	0	4
Semi detached bungalow	0	5	18	6	0	0	0	0	29
Semi detached house	1	3	43	80	15	3	2	0	147
Terraced bungalow	0	0	9	11	4	0	0	0	24
Terraced house	4	5	79	134	51	4	1	0	278
Total	6	103	408	337	184	34	4	2	1078

Figure 19: Dwelling types by number of bedrooms

During 2010-2011 flats and apartments made up 30% of the total with 63% of them having two bedrooms.

Almost 26% of dwellings completed were terraced or town houses.

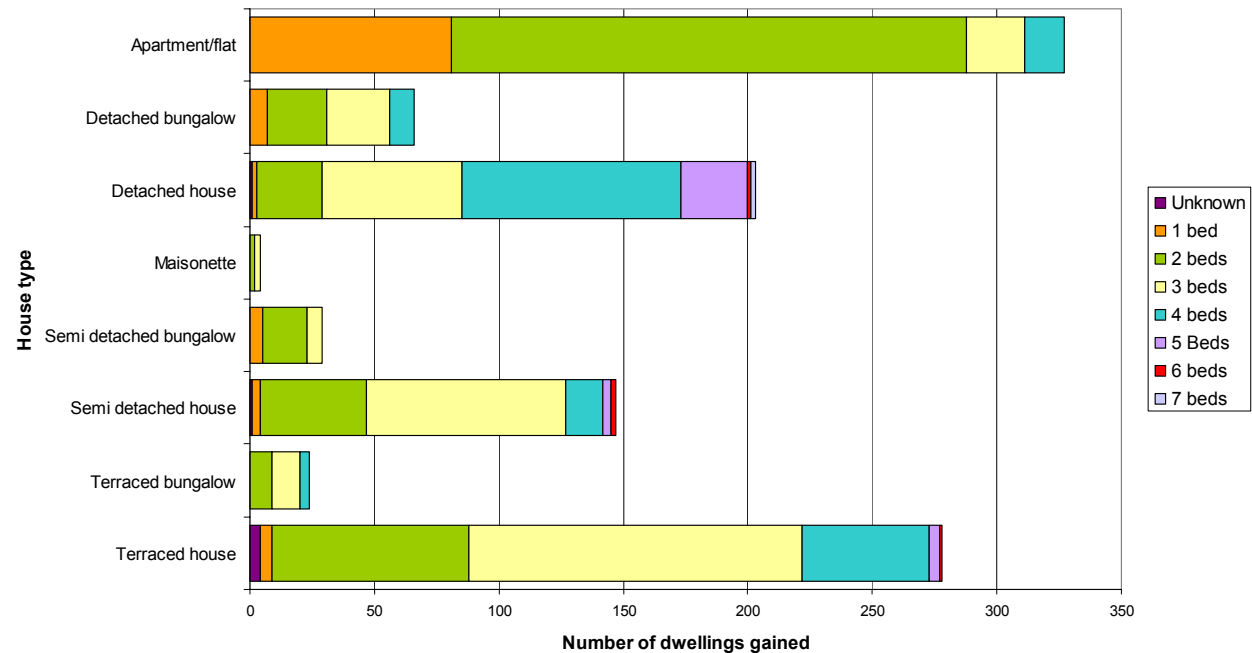


Table 28: Table showing number of dwellings converted from agricultural buildings 2006-2011

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Dwellings converted from agricultural buildings	106	157	125	107	104	599

The table and graph show that between 2006 and 2011 a total of 599 dwellings were converted from agricultural buildings, otherwise known as 'barn conversions'. This also includes animal boarding places e.g. stables. It does not include agricultural buildings that have been demolished.

Figure 20: Number of dwellings converted from agricultural buildings 2006-2011

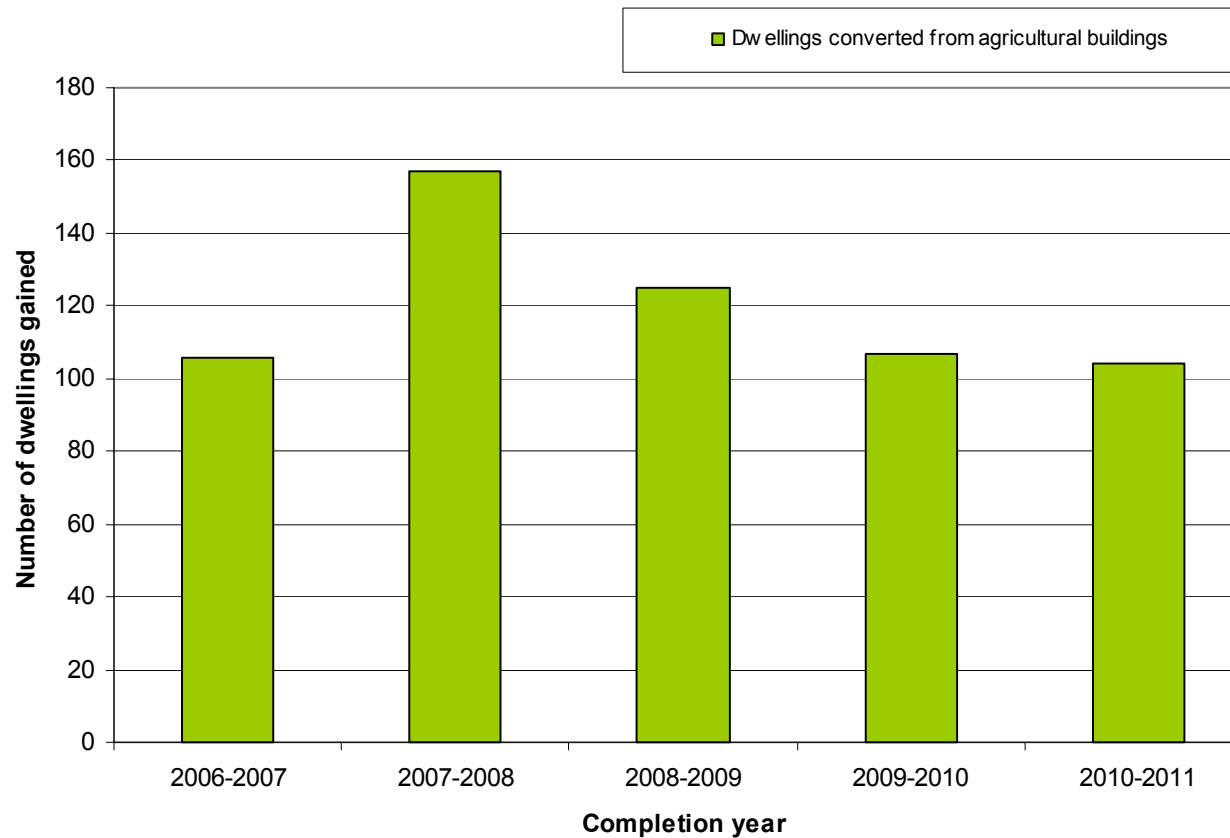


Table 29: Showing the number of dwellings lost to other uses 2006 - 2011

Land Gaining	Number of dwellings lost					
	2006-2007	2007-2008	2008-2009	2009 - 2010	2010 - 2011	Total
Beauty salon	0	1	0	0	0	1
Café	0	1	0	0	1	2
Communal home	0	1	2	1	1	5
Community centre	1	0	1	1	0	3
Day centre	0	1	0	0	0	1
Dentist	0	1	0	0	1	2
Education	0	0	3	1	0	4
Extension to dwelling	4	0	0	1	0	5
Food manufacturing	0	0	1	0	0	1
Guest house	0	1	1	1	0	3
Hairdresser	1	0	1	1	2	5
Holiday let	0	5	0	2	0	7
Hotel	0	2	0	0	0	2
Office	4	8	3	5	2	22
Police station	0	1	0	0	0	1
Public house	1	0	0	0	0	1
Retail	9	2	0	0	1	12
Storage	0	0	0	0	1	1
Therapy suite	0	0	0	0	1	1
Veterinary Surgery	0	0	0	1	0	1
Total	20	24	12	14	10	80

OUTSTANDING HOUSING PERMISSIONS AND ALLOCATIONS AS AT APRIL 2011

Table 30: Outstanding permissions at April 2011

Decision	Total
Appeal allowed full	56
Appeal allowed outline	18
Approval of reserved matters	686
Full	3443
Outline	1226
Total	5429

Full permissions (including appeal allowed full and approval of reserved matters) account for 77% of the total outstanding permissions, of these, 2104 dwellings were under construction at April 2011.

Table 31: Outstanding allocations at April 2011

Decision	Total
Adopted	993
Development brief	130
Total	1123

The two largest sites allocated for housing are on land off Black Park Road/Alport Road, Whitchurch for 290 new dwellings, 40% of which could be affordable.

Table 32: Gross and net outstanding permissions and dwellings to be lost

<i>No of outstanding permissions</i>	<i>No of units to be lost</i>	<i>Net dwellings outstanding</i>
5429	238	5191

Of the 238 dwellings to be lost, 92 are for replacement dwellings, 68 are to be converted into 116 dwellings and 78 dwellings are due for demolition and replacement by 146 dwellings.

Figure 21: Types of planning permissions

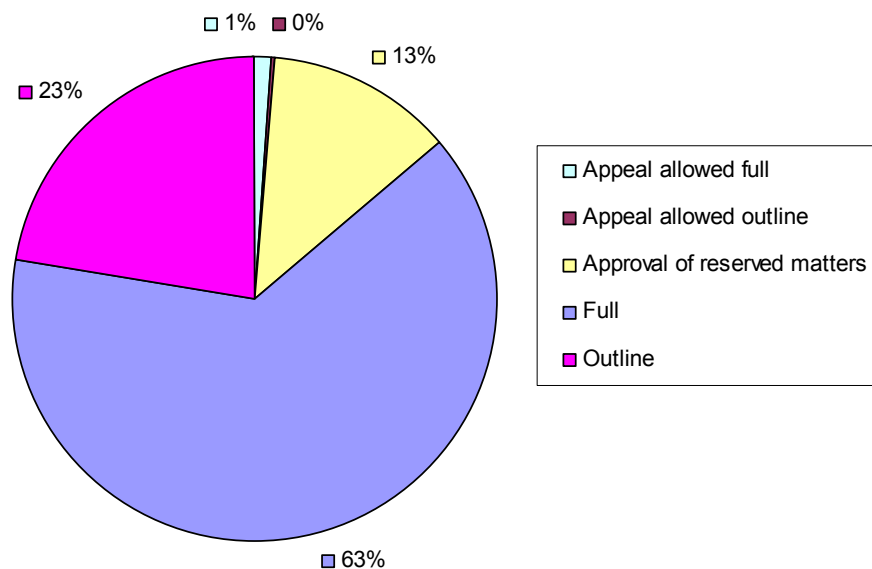
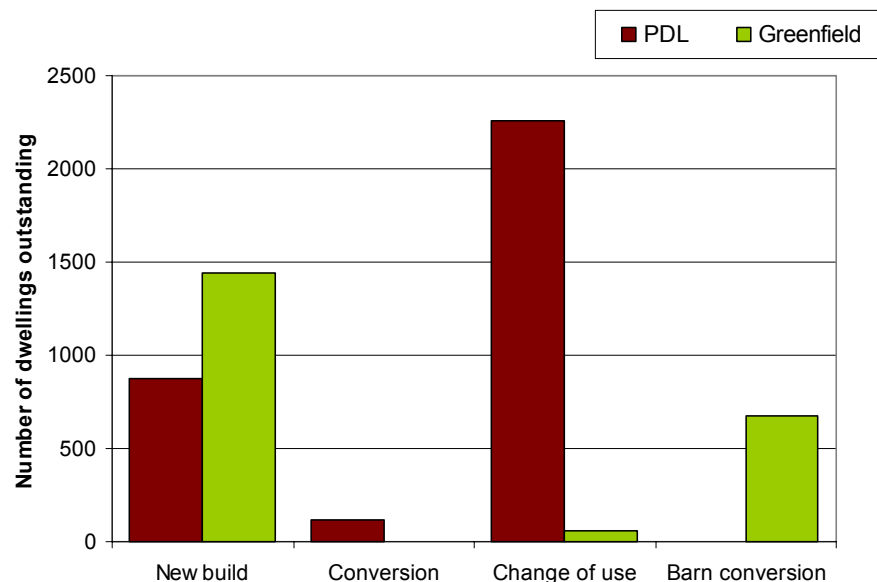


Table 33: Percentage of new & converted outstanding permissions for dwellings on previously developed land (PDL) and Greenfield at April 2011

New build includes replacement dwellings, extensions and demolition of housing for housing. Converted dwellings are dwellings gained through the conversion of an existing dwelling (e.g. conversion of one house into 4 apartments). Change of use is the number of dwellings proposed created from non residential buildings.

	PDL			Greenfield		
	Total number of proposed dwellings	Dwellings to be lost	%	Total number of proposed dwellings	Dwellings to be lost	%
New build	878	170	16	1440	0	27
Conversion	116	68	2	0	0	0
Change of use	2261	0	42	61	0	1
Barn conversion	0	0	0	673	0	12
Total	3255	238	60	2174	0	40

Figure 22: Graph showing outstanding permissions for dwellings split between PDL and Greenfield by category



Of the total outstanding permissions 60% is on PDL and 40% on Greenfield.

The largest site on PDL is for 193 dwellings to be built at the ex-creamery Site, Wharf Road, Ellesmere. A further 192 dwellings are to be built on Greenfield land on the same site. Also, 156 dwellings are proposed at the Gay Meadow (the former Shrewsbury Town Football ground), Shrewsbury.

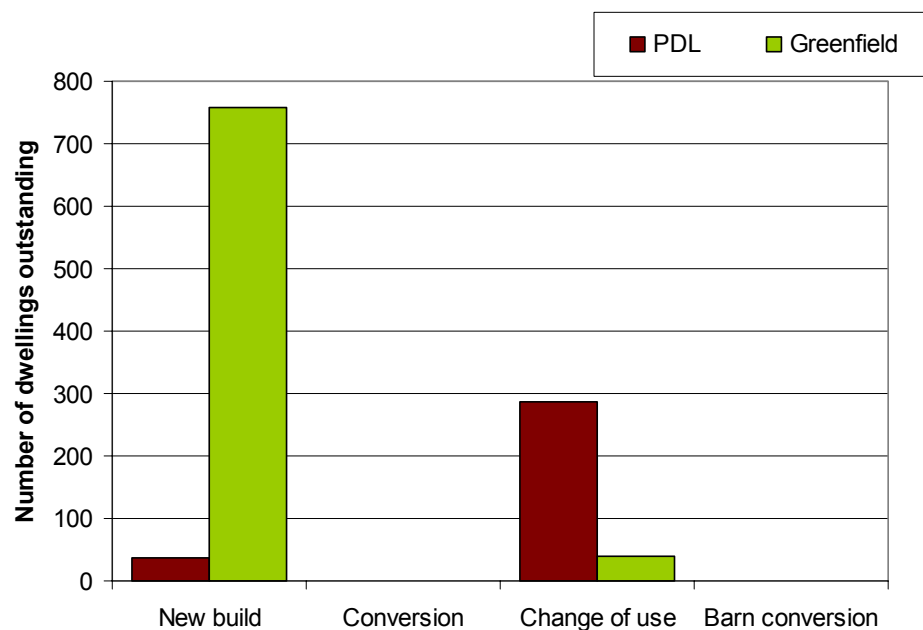
On Greenfield land 31% of dwellings are from conversions. All of these are from agricultural buildings.

Two other large sites proposed on Greenfield sites are for 178 dwellings on land east of Park Farm, Shifnal and 116 dwellings are to be built on land adj Cornwall Avenue & Almond Avenue. Gobowen, Oswestry.

Table 34: Percentage of new & converted outstanding allocations for dwellings on previously developed land (PDL) and Greenfield at April 2011

	PDL			Greenfield		
	Total number of proposed dwellings	Dwellings to be lost	%	Total number of proposed dwellings	Dwellings to be lost	%
New build	36	0	3	759	0	68
Conversion	0	0	0	0	0	0
Change of use	288	0	26	40	0	4
Barn conversion	0	0	0	0	0	0
Total	324	0	29	799	0	71

Figure 23: Graph showing outstanding allocations for dwellings split between PDL and Greenfield by category



The largest site on previously developed land is for 130 dwellings proposed in a development brief to re-develop the Shelton Hospital site, off Mytton Oak Road, Shrewsbury.

Also, in Higher Heath, Whitchurch 110 dwellings are allocated on former engineering land.

As you can see from the above table there are 799 proposed dwellings allocated to Greenfield land accounting for 71% of the total.

Two of the largest sites on allocated land are 290 dwellings on two sites off Black Park Rd/ Alport Rd, Whitchurch and 190 dwellings are proposed on land North East of A464, Shifnal.

Table 35: Total numbers of affordable dwellings outstanding at April 2011 split between social and intermediate (see glossary for definitions).

(It should be noted that the affordable housing figures for allocations are indicative only and could change when full planning permissions are received).

North area

	Intermediate outstanding	Social outstanding	Affordable split not known	Total
Permissions	40	29	235	304
Allocations	33	129	62	224

Central area

	Intermediate outstanding	Social outstanding	Affordable split not known	Total
Permissions	141	116	39	296
Allocations	7	5	40	52

South area

	Intermediate outstanding	Social outstanding	Affordable split not known	Total
Permissions	57	122	206	385
Allocations	82	79	0	161

Table 36: Number of outstanding permissions and allocations at April 2011 split by Hinterland areas

Hinterland Name	Permissions	Allocations	Total
Albrighton	41	80	121
Bishops Castle	165	20	185
Bridgnorth	357	0	357
Broseley	52	90	142
Church Stretton	168	0	168
Clebury Mortimer	57	0	57
Craven Arms	45	80	125
Ellesmere	509	0	509
Highley	19	51	70
Ludlow	297	0	297
Market Drayton	499	107	606
Minsterley and Pontesbury	52	0	52
Much Wenlock	93	0	93
Oswestry	747	100	847
Shifnal	238	0	238
Shrewsbury	1495	195	1690
Wem	341	0	341
Whitchurch	254	400	654
Total	5429	1123	6552

Map 1: Hinterland areas of Shropshire

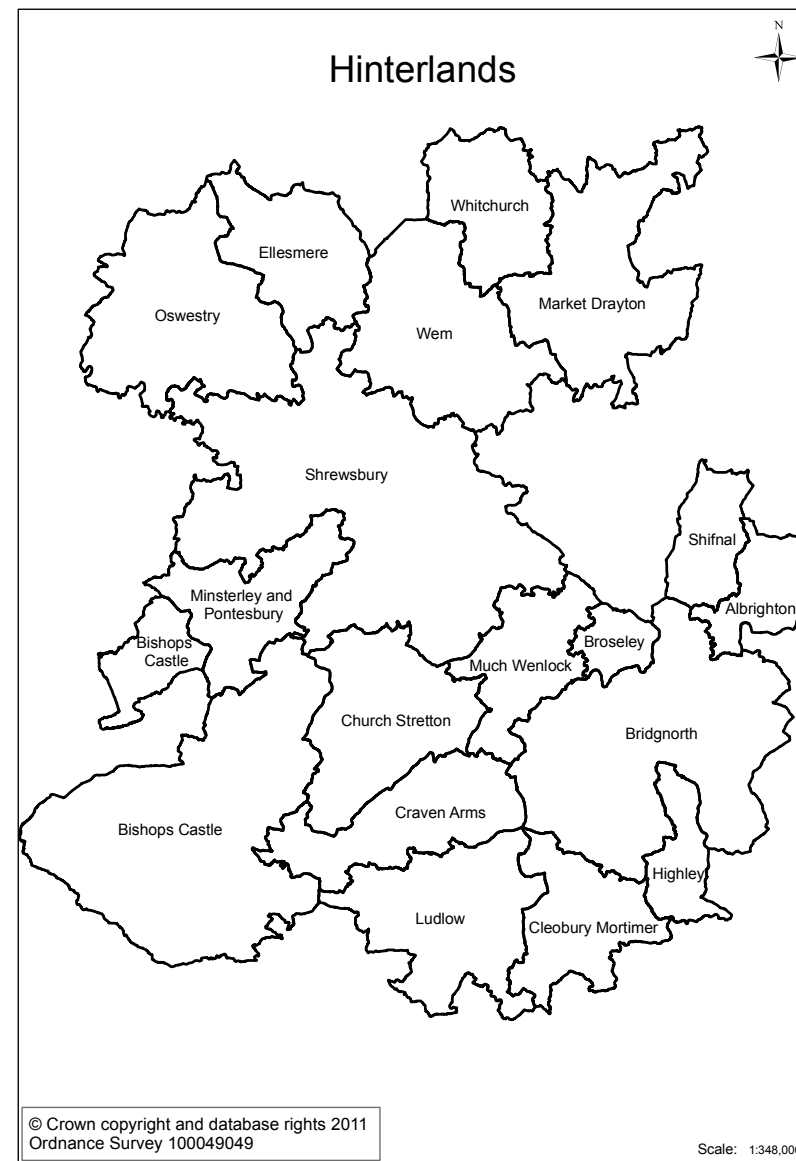


Table 37: Number of outstanding permissions and allocations split between the main settlement and rural areas at April 2011

North area

	Permissions	Allocations	Total
Baschurch	20	40	60
Cheswardine	24	0	24
Clive	12	0	12
Cockshutt	15	0	15
Ellesmere	405	0	405
Hadnall	4	0	4
Hinstock	10	0	10
Hodnet	2	62	64
Market Drayton	214	45	259
Oswestry	208	5	213
Prees	16	0	16
Prees Higher Heath	5	110	115
Shawbury	2	0	2
Wem	174	0	174
Whitchurch	180	290	470
Woore	57	0	57
Rural Area	1061	95	1156
Total	2409	647	3056

Central area

	Permissions	Allocations	Total
Shrewsbury	1151	130	1281
Acton Burnell	12	0	12
Bayston Hill	6	0	6
Bicton	1	0	1
Bomere Heath	4	0	4
Condover	3	0	3
Cressage	3	0	3
Cross Houses	6	0	6
Dorrington	4	0	4
Ford	1	0	1
Hanwood and Hanwood Bank	7	0	7
Longden	13	0	13
Minsterley	17	0	17
Montford Bridge	9	0	9
Nesscliffe	2	0	2
Pontesbury	10	0	10
Upton Magna	0	25	25
Wattlesborough/Halfway House	7	0	7
Westbury	1	0	1
Rural Area	274	0	274
Total	1531	155	1686

South area

	Permissions	Allocations	Total
Albrighton	24	80	104
Alveley	2	0	2
Bishop's Castle	38	0	38
Bridgnorth	242	0	242
Broseley	44	90	134
Bucknell	20	20	40
Burford	0	0	0
Church Stretton	34	0	34
Clee Hill	43	0	43
Cleobury Mortimer	36	0	36
Clun	7	0	7
Craven Arms	31	80	111
Ditton Priors	1	0	1
Highley	8	51	59
Ludlow	227	0	227
Much Wenlock	38	0	38
Shifnal	198	0	198
Rural Area	496	0	496
Total	1489	321	1810

Of the total number of dwellings with planning permission, the rural area accounts for 1831 (34%). Shrewsbury accounts for 21% of the total number of dwellings with planning permission.

Local Services

Core indicator BD4 (i)

Table 38: Amount of completed retail, office and leisure development in main settlement town centres 2010-2011

	Total Floor space (sqm)	(Percentage of district in town centre)
Retail (A1)	1184	27%
Office (B1a, A2)	1218	29%
Leisure (D2)	584	11%
Total	2986	22%

Main settlements included:

North area: Baschurch, Cheswardine, Clive, Cockshutt, Ellesmere, Hadnall, Hinstock, Hodnet, Market Drayton, Oswestry, Prees, Shawbury, Wem, Whitchurch, Woore

Central area: Acton Burnell, Bayston Hill, Bicton, Bomer Heath, Condoover, Cressage, Cross Houses, Dorrington, Ford, Hanwood/Hanwood Bank, Longden, Minsterley, Montford Bridge, Nesscliffe, Pontesbury, Shrewsbury, Upton Magna, Wattlesborough Heath/Halfway House, Westbury.

South area: Albrighton, Alveley, Bishops Castle, Bridgnorth, Broseley, Bucknell, Burford, Church Stretton, Clee Hill, Cleobury Mortimer, Clun, Craven Arms, Ditton Priors, Highley, Ludlow, Much Wenlock, Shifnal

Core indicator BD4 (ii)

Table 39: Amount of completed retail, office and leisure development in Shropshire 2010 - 2011

	Floor space (sqm)
Retail (A1)	4451
Office (B1a, A2)	4200
Leisure (D2)	5204
Total	13855

Figure 24: Graph comparing completed retail, office and leisure development within the district and main settlements 2010-2011

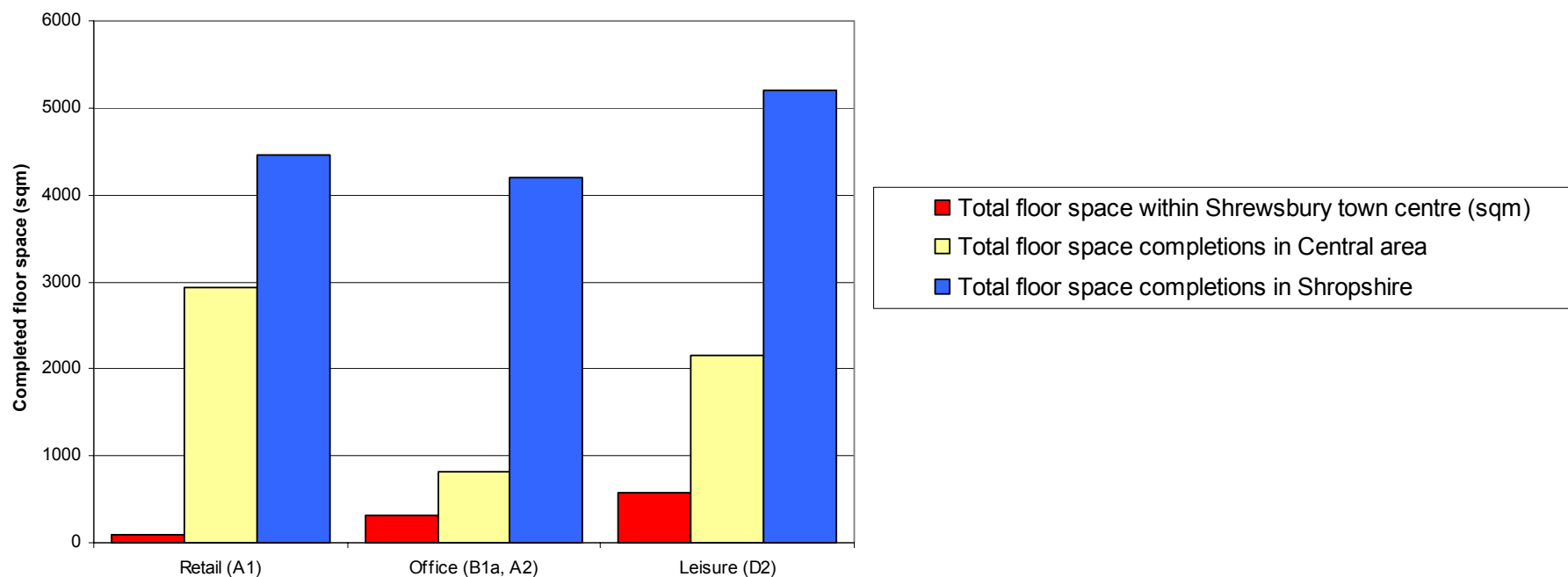


Local Services – Shrewsbury settlement

Table 40: Amount of completed retail, office and leisure development in Shrewsbury town centre 2010-2011

	Total floor space within Shrewsbury town centre (sqm)	Total floor space completions in Central area	Total floor space completions in Shropshire	(Percentage of Shropshire completions in Shrewsbury town centre)
Retail (A1)	101	2934	4451	2%
Office (B1a, A2)	315	819	4200	8%
Leisure (D2)	584	2159	5204	11%
Total	1000	5912	13855	7%

Figure 25: Graph comparing completed retail, office and leisure development within Shropshire, Central area and Shrewsbury town centre and main settlements 2010-2011



RETAIL DEVELOPMENT IN SHROPSHIRE 2006 – 2011

Class A retail development is a combination of Class A1 (shops) Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class A4 (drinking establishments) and Class A5 (hot food takeaways) Use Class Orders (UCO). However these definitions did not come into force until 21st April 2005, up until then the definitions were as follows: Class A1 (shops), Class A2 (financial and professional services) and Class A3 (restaurants, cafes, hot food takeaways and drinking establishments). All planning permissions put on the Planning Land Use Monitoring System (P.L.U.M.S) up until that date was coded under the old definitions after that under the new.

Table 41: Amount of floor space (sqm) developed for retail by type - A1, A2, and A3 and A4 and A5 2006 - 2011

North area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
A1	8621	1276	116	5320	455
A2	122	601	211	100	0
A3	374	217	267	929	778
A4	37	680	115	183	58
A5	53	0	107	97	155
Total	9207	2774	816	6629	1446

Central area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
A1	5365	11781	7369	436	2934
A2	666	623	117	323	215
A3	516	386	1093	199	745
A4	37	31	161	40	74
A5	167	0	116	129	27
Total	6751	12821	8856	1127	3995

South area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
A1	1177	2221	2543	1574	1062
A2	326	2779	0	0	203
A3	203	960	354	458	663
A4	0	313	0	0	0
A5	86	64	15	76	15
Total	1792	6337	2912	2108	1943

Shropshire

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
A1	15163	15278	10028	7330	4451
A2	1114	4003	328	423	418
A3	1093	1563	1714	1586	2186
A4	74	1024	276	223	132
A5	306	64	238	302	197
Total	17750	21932	12584	9864	7384

Figure 26: Retail completions 2006-2011 split by use class order

During 2010-2011, A1 accounted for 60% of completions. Of the 4,451 square metres completed, 2,506 sqm was for the new Range store, Arlington Way, Shrewsbury and 496 square metres was developed into a hot food takeaway shop in Mardol, Shrewsbury.

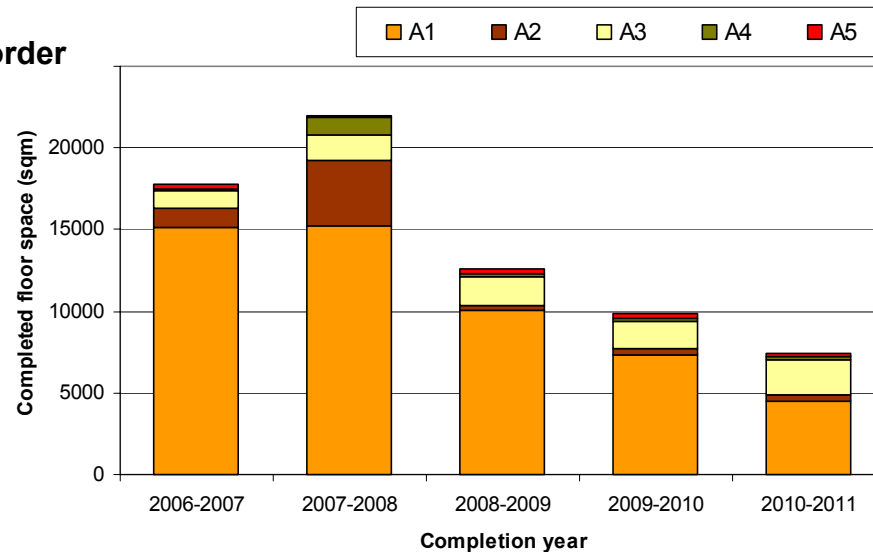


Table 42: Amount of floor space (sqm) completed by hinterland area 2006 - 2011

(See Map 1 on page 14, 29 or 43 for a map of hinterland areas)

Hinterland area	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Albrighton	184	0	0	0	231	415
Bishops Castle	23	51	46	0	0	120
Bridgnorth	342	505	802	211	642	2502
Broseley	0	87	0	0	77	164
Church Stretton	335	2456	0	53	163	3007
Cleobury Mortimer	36	43	178	0	0	257
Craven Arms	118	0	51	1524	368	2061
Ellesmere	0	0	0	2969	530	3499
Highley	51	0	0	0	0	51
Ludlow	659	2974	1835	300	196	5964
Market Drayton	2342	942	154	1921	299	5658
Minsterley and Pontesbury	35	0	0	0	0	35
Much Wenlock	24	146	0	4	266	440
Oswestry	4104	748	490	1330	297	6969
Shifnal	20	75	0	16	0	111
Shrewsbury	6724	12886	8856	1127	3995	33588
Wem	93	116	57	161	150	577
Whitchurch	2660	903	115	248	170	4096
Total	17750	21932	12584	9864	7384	69514

Table 43: Amount of floor space (sqm) completed by main settlements - A1, A2 & A3 and A4 & A5 2006 - 2011

North Area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Baschurch	8	0	0	0	0	8
Cheswardine	0	0	0	33	0	33
Ellesmere	0	0	0	2939	530	3469
Market Drayton	2342	674	154	1888	215	5273
Oswestry	2803	553	363	150	222	4091
Shawbury	0	67	0	41	0	108
Wem	0	0	57	0	92	149
Whitchurch	2645	865	115	56	70	3751
Rural Area	1409	615	127	1522	317	3990
Total	9207	2774	816	6629	1446	20872

Central area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Shrewsbury	3439	10969	8450	1127	3808	27793
Bayston Hill	0	28	0	0	0	28
Minsterley	35	0	0	0	0	35
Rural Area	3277	1824	406	0	187	5694
Total	6751	12821	8856	1127	3995	33550

South area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Albrighton	139	0	0	0	205	344
Alveley	0	0	30	56	0	86
Bishops Castle	0	46	46	0	0	92
Bridgnorth	143	420	665	155	642	2025
Broseley	0	87	0	0	77	164
Church Stretton	335	2456	0	53	163	3007
Cleobury Mortimer	36	43	178	0	0	257
Clun	0	0	0	0	0	0
Craven Arms	118	0	51	1524	368	2061
Ditton Priors	157	0	0	0	0	157
Highley	51	0	0	0	0	51
Ludlow	659	1236	1835	86	196	4012
Much Wenlock	24	146	0	0	266	436
Shifnal	0	75	0	16	0	91
Rural Area	130	1828	107	218	26	2309
Total	1792	6337	2912	2108	1943	15092

OUTSTANDING RETAIL PERMISSIONS AT APRIL 2011

Table 44: Outstanding retail floor space (sqm) at April 2011

North area

	Floorspace (sqm)
A1	5872
A2	142
A3	1687
A4	1888
A5	524
Total	10113

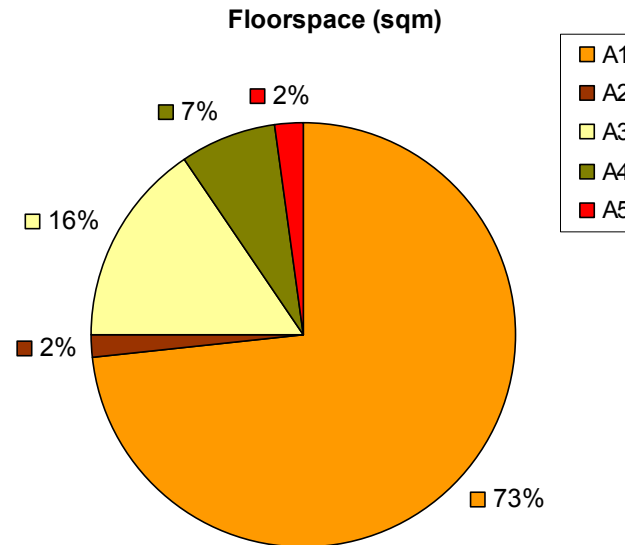
Central area

	Floorspace (sqm)
A1	15121
A2	289
A3	2997
A4	717
A5	157
Total	19281

South area

	Floorspace (sqm)
A1	6196
A2	203
A3	1084
A4	71
A5	97
Total	7651

Figure 27: Pie chart showing the total of Shropshire outstanding permissions by use class order



The majority of outstanding retail floor space is for A1 use, with 27,189 sqm.

The largest outstanding permission is at Raven Meadows in Shrewsbury to create a 5 storey retail centre (7,000 sqm).

Of the 37,045 square metres of outstanding floor space, only 3,773 square metres (10%) was under construction at April 2011.

Table 45: Outstanding retail floor space (sqm) by hinterland area at April 2011
 (See Map 1 on page 14, 29 or 43 for a map of hinterland areas)

Hinterland	A1	A2	A3	A4	A5	Total
Albrighton	50	0	97	43	19	209
Bishops Castle	211	0	26	28	0	265
Bridgnorth	4954	69	591	0	78	5692
Broseley	294	0	0	0	0	294
Church Stretton	0	52	143	0	0	195
Cleobury Mortimer	350	0	0	0	0	350
Craven Arms	96	0	0	0	0	96
Ellesmere	32	42	0	700	75	849
Ludlow	159	47	56	0	0	262
Market Drayton	1330	67	451	0	367	2215
Minsterley and Pontesbury	125	0	0	0	0	125
Much Wenlock	45	0	25	0	0	70
Oswestry	510	0	743	1188	54	2495
Shifnal	78	35	146	0	0	259
Shrewsbury	14955	289	2997	717	157	19115
Wem	36	13	13	0	0	62
Whitchurch	3964	20	480	0	28	4492
Total	27189	634	5768	2676	778	37045

Table 46: Outstanding retail floor space (sqm) by main settlements as at April 2011

North area

	Floorspace (sqm)
Ellesmere	849
Market Drayton	1907
Oswestry	2309
Wem	62
Whitchurch	4339
Rural Area	647
Total	10113

South area

	Floorspace (sqm)
Albrighton	159
Bishops Castle	237
Bridgnorth	5098
Broseley	294
Church Stretton	195
Cleobury Mortimer	350
Craven Arms	96
Ludlow	262
Much Wenlock	29
Shifnal	209
Rural Area	722
Total	7651

Central area

	Floorspace (sqm)
Shrewsbury	16479
Bayston Hill	137
Cressage	41
Minsterley	125
Rural Area	2499
Total	19281

HOLIDAY LETS IN SHROPSHIRE 2006 - 2011

Table 47: Total numbers of holiday lets completed 2006-2011

North area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Rural Area	5	10	4	7	5
Total	5	10	4	7	5

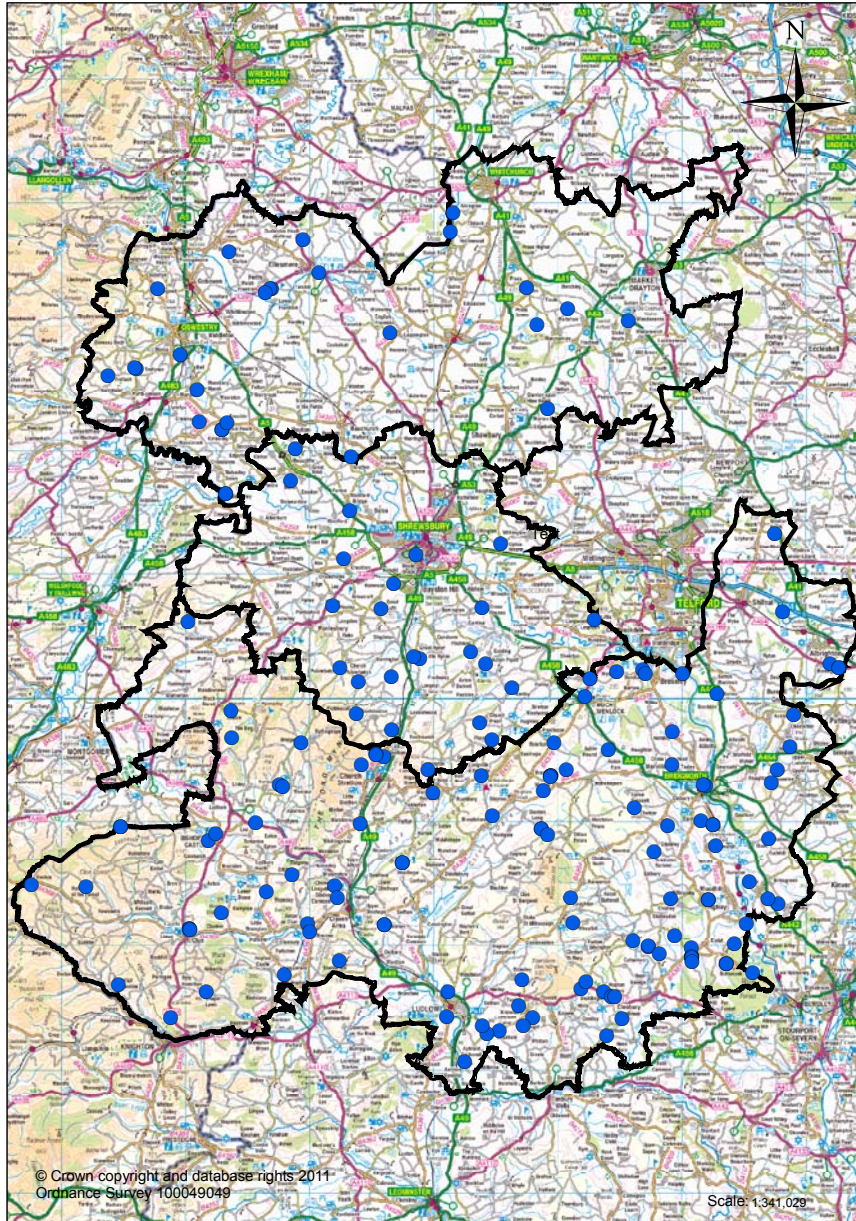
Central area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Cross Houses	0	3	0	0	0
Shrewsbury	1	0	0	0	0
Upton Magna	0	1	0	0	0
Rural area	11	7	16	2	6
Total	12	11	16	2	6

South area

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Bridgnorth	2	0	0	1	0
Broseley	1	0	0	0	0
Clun	0	0	0	3	0
Ludlow	1	0	0	0	0
Much Wenlock	0	2	0	0	0
Rural area	32	53	32	40	47
Total	36	55	32	44	47

Map 2: Showing location of holiday lets completed in Shropshire 2006 – 2011



Of the 58 holiday lets completed during 2010-2011, 18 were from the conversion of former agricultural buildings and 5 were created with the conversion of a residential care home in Broome, Aston on Clun.

OUTSTANDING HOLIDAY LET PERMISSIONS AT APRIL 2011

Table 48: Total numbers of holiday lets outstanding at April 2011
North area

	Number of holiday lets
Hinstock	1
Rural area	99
Total	100

Central area

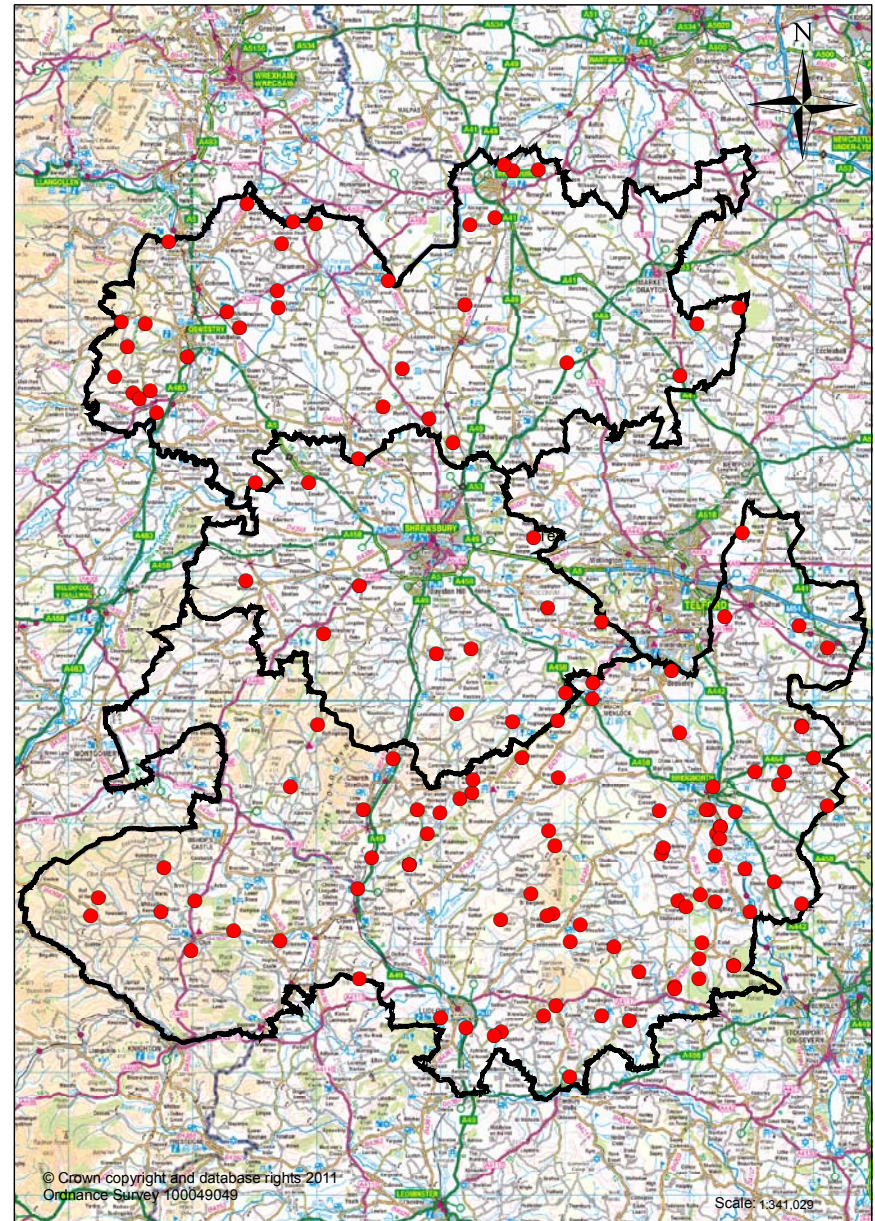
	Number of holiday lets
Rural area	15
Total	15

South area

	Number of holiday lets
Albrighton	4
Bridgnorth	2
Clee Hill	1
Much Wenlock	1
Rural area	204
Total	212

98% of all outstanding holiday lets are in the rural area of which 139 are being created from the conversion of agricultural buildings. 60 of the proposed 327 new holiday lets fall within the area of outstanding natural beauty. The largest development is for 15 log cabins to be built at Sodyllt Farm House, Sodyllt Bank, Ellesmere and 14 log cabins are currently under construction at Astbury Hall, Chelmarsh, Bridgnorth.

Map 3: Showing location of holiday lets outstanding in Shropshire at April 2011



DEVELOPMENT IN THE AREA OF OUTSTANDING NATURAL BEAUTY (AONB).

Table 49: AONB completions, outstanding permissions and allocations

	Completions 2010-2011	Outstanding permissions at April 2010	Outstanding allocations at April 2010
Housing by number of dwellings	38	295	0
Number of residential caravans	0	1	0
Employment land (site area ha)	0.835	0.791	0
Retail (floor space sqm)	163	223	0
Holiday lets (no of units)	12	60	0
Communal residential (site area ha)	0	0.006	0
Other (ha) e.g. hotel, leisure, community use	1.050	2.617	0

Table 50: AONB completions 2006-2011

	2006- 2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Number of dwellings	68	56	80	70	38	312
Employment land (site area hectares)	0.23	0.298	0.1	0.013	0.835	1.476
Retail (floor space sqm)	358	2456	0	53	163	3030
Holiday lets (number of units)	15	16	5	17	12	65

DEVELOPMENT IN THE GREENBELT

Table 51: Greenbelt completions, outstanding permissions and allocations

	Completions 2010-2011	Outstanding permissions at April 2011	Outstanding allocations at April 2011
Housing by number of dwellings	7	83	0
Number of residential caravans	0	0	0
Employment land (site area ha)	0.172	0.873	0
Retail (floor space sqm)	26	556	0
Holiday lets (no of units)	8	19	0
Communal residential (site area ha)	0	0.253	0
Other (ha) e.g. hotel, leisure, community use	0.005	0.553	0

Table 52: Greenbelt completions 2006-2011

	2006- 2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Number of dwellings	35	13	25	7	7	87
Employment land (site area hectares)	0.349	0.662	0.687	0.029	0.172	1.899
Retail (floor space sqm)	45	85	48	0	26	204
Holiday lets (number of units)	4	6	1	3	8	22

GLOSSARY

Affordable/Social housing

Those houses with a tenure of local authority, housing association or other public. From 2002/03 they also include houses identified by district councils as low cost or affordable subject to Section 106 agreements. It can include social-rented housing and intermediate housing. Affordable housing should:

- meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- include provision for the home to remain at an affordable price for future eligible households, or if a home ceases to be affordable, any subsidy should generally be recycled for additional affordable housing provision.

Low cost open market housing is not included as this not monitored at present.

- Social-rented housing

Rented housing owned by local authorities and registered social landlords for which guideline target rents are determined through the national rent regime, set out in the '*Guide to Social Rent Reforms*' published in March 2001.

Also rented housing owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or funded with grant from the Housing Corporation, as provided for in the Housing Act 2004.

- Intermediate housing

Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents). Intermediate housing differs from low cost market housing (which Government does not consider to be affordable housing – see definition of affordable housing above).

Agricultural Workers Dwellings

Dwellings where the occupancy is restricted to people currently or previously employed in agriculture/forestry.

Annexe (also know as granny flats)

Self contained unit of accommodation tied by a condition attached to planning consent or by a legal section (section 106) agreement to the main residence.

Annual Monitoring Report (AMR)

This reviews progress made by the Council towards preparing the LDF. It, also, looks at progress made in implementing existing local plan policies and whether these should be retained, revised or replaced as policies within the LDF.

Area of Outstanding Natural Beauty (AONB)

This is a scenic area of countryside designated under the National Parks and Access to the Countryside Act, 1949. The AONB in Shropshire covers a quarter of Shropshire.

Approval of Reserved Matters

Where outline planning permission is approved and where further details e.g.: siting, design and means of access must be submitted.

Class B

Class B is a combination of the Class B1- Business (which includes B1a – office, B1b – research & development e.g. laboratories, studios and B1c – light industrial), Class B2 - General Industrial and Class B8 - Storage & Distribution) use class orders.

Communal Residences

Defined as hotels, OAP homes, nursing homes.

Conversion

Where a building has a change of use e.g. barn to dwelling.

Dwellings

All self contained residential dwellings (i.e. all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. The figures for completed and outstanding dwellings used in this report include self contained annexes and replacement dwellings but exclude residential caravans.

Floor Space:**- Gross**

Floor space is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation e.g. toilets and canteens but excludes walls.

- Net

Floor space is as gross minus the area of the service accommodation.

Full

An application which involves the submission of plans that show detailed design of the building and layout of the site. Work must be started within 3 years or the permission lapses.

Greenbelt

An area designated in development plans which is protected against inappropriate development in order to check unrestricted urban sprawl; safeguard countryside from urban encroachment; prevent towns merging; preserve the special character of historic towns and assist regeneration. Much of the eastern part of Shropshire between the River Severn and the Shropshire border is classified as Greenbelt. It forms part of a much larger ring of Greenbelt which encircles the built up areas of Birmingham, Dudley, Walsall and Wolverhampton.

Greenfield

Land that has not previously been developed. This includes land currently or last used for agriculture and forestry, residential gardens, parks, recreation grounds and allotments. Barn conversions are included under Greenfield.

Local Development Framework (LDF)

The new planning system that replaces local and structure plans, in line with requirements of the Planning and Compulsory Purchase Act 2004. The LDF consists of a number of Local Development Documents, which review the important issues for the area, and include a set of policies to guide future development.

Local Development Scheme (LDS)

Lists what documents at what stage are going to be added into the LDF.

Local Plan

This sets out the District's Planning Strategy for its future development. It contains planning policies and proposals which guide & control new development within the District.

Market Town

Free standing rural towns generally with a population of 2000 to 20000 people that form the principal focus for sustainable economic and housing developments. They, also, provide the services, facilities and infrastructure (including traditional agricultural and food markets) to serve the residents population and the other smaller communities and rural enterprises in the surrounding rural areas.

New Build

Is a new building on previously undeveloped land.

Outline

An application where you wish to establish the principle of the planning proposal without necessarily presenting a full scheme.

Previously Developed Land (PDL)

Land that is or was previously occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. This covers the curtilage of the development and may occur in both built-up and rural settings. Excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time.

Redevelopment

Where there is some or all demolition involved.

Replacement Dwelling

Where 1 dwelling is demolished and replaced with 1 dwelling.

Retail

Defined as Class A1 (shops), A2 (financial services), A3 (food & drink places), A4 (drinking establishments) and A5 (Hot Food Takeaway) Use Class Orders. It should be noted that not all retail developments require planning permission. E.g. a change from a shoe shop (A1) to a newsagent (A1) and a chip shop (A5) to a shoe shop (A1) does not require planning permission.

Statement of Community Involvement (SCI)

This is a planning policy document which sets out how the Council involves local communities in future decisions on planning matters.

Sqm - Square metres

S106

A planning obligation, part of the conditions of approval commonly used to ensure affordable housing.

Windfall

Is a site for housing or Use Class Order B which has not been allocated in the Local Plan. These sites come forward from re-development of land, infill sites, conversion or change of use of buildings.

